



## PLAN COMMISSION

November 14, 2023

6:00 P.M.

### Common Council Chambers

8040 S. 6<sup>th</sup> St.  
Oak Creek, WI 53154  
(414) 766-7000

Daniel Bukiewicz - Chair  
Dawn Carrillo  
Chaucey Chandler  
Donald Oldani  
Chris Guzikowski  
Ashley Kiepczynski  
Gregory Loreck  
Fred Siepert  
Christine Hanna  
Matt Sullivan - ex-officio  
Kari Papelbon - ex-officio

### The City's Vision

*Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.*

Find more information on agenda items at [oakcreek.zoninghub.com](https://oakcreek.zoninghub.com).

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – October 24, 2023
4. Review and Discuss Report on Recent Common Council Actions
5. Review and Discuss Report on Recent Board of Housing and Zoning Appeals Actions – NONE
6. Review and Discuss Report on Recent Quarterly Parks & Recreation Commission Actions
7. Old Business
  - a. **CONDITIONAL USE PERMIT** - Review a request submitted by Ivan Vasiljevic, North Investments, LLC, for a Conditional Use Permit for autobody/automotive mechanical (truck and trailer) repair and truck parking on the properties at 9810, 9840, and 9880 S. Ridgeview Dr. (Tax Key Nos. 903-0010-000, 903-0011-000, and 903-0012-000; *5<sup>th</sup> Aldermanic District*).  
More info at ZoningHub: <https://s.zoninghub.com/FBYMHZEWNU>
- NOTE:** There will be no report for this item as the Applicant has requested the item be held until the January 23, 2024 meeting.
8. New Business
  - a. **CONDITIONS AND RESTRICTIONS** - Review conditions and restrictions as part of a request submitted by Martin Ventura, UW-Madison Extension Milwaukee County, for a Conditional Use Permit for community garden plots for rent on the property at 1800 E. Forest Hill Ave. (Tax Key No. 816-9989-000; *1<sup>st</sup> Aldermanic District*).  
More info at ZoningHub: <https://s.zoninghub.com/CM3KA319BD>
  - b. **CONDITIONS AND RESTRICTIONS** - Review conditions and restrictions as part of a request submitted by Jason Atkielski, St. John Properties, Inc., to rezone to and establish a Planned

Visit our website at [www.oakcreekwi.org](http://www.oakcreekwi.org) for the agenda and accompanying Plan Commission reports.

Unit Development on the property at 517 E. Rawson Ave. (Tax Key No. 766-9012-000; *1<sup>st</sup> Aldermanic District*).

More info at ZoningHub: <https://s.zoninghub.com/4RWZPFM89M>

- c. PLAN REVIEW – Review site, building, and related plans submitted by Richard Barrett, BLVD, for a multitenant residential building (Emerald Row IV) on the property at 7951 S. 6<sup>th</sup> St. and surface parking on the property at 7971 S. 6<sup>th</sup> St. (Tax Key Nos. 813-9063-000 and 813-9062-000; *2<sup>nd</sup> Aldermanic District*).  
More info at ZoningHub: <https://s.zoninghub.com/6L44RAGQS9>
- d. LAND ACQUISITION – Review a proposal by CR Devco/Heyday for City acquisition of the property at 8830 S. 27<sup>th</sup> St. (Tax Key No. 857-9016-000; *6<sup>th</sup> Aldermanic District*).  
More info at ZoningHub: <https://s.zoninghub.com/6SEDHWE0NQ>
- e. MASTER SIGN PLAN REVIEW - Review a proposed Master Sign Plan submitted by Nick Jung, F Street OCLV, LLC, for the Lakeshore Commons development on the properties at 4005 E. Lake Vista Parkway, and 9116 & 9300 S. 5<sup>th</sup> Ave. (Tax Key Nos. 868-9005-000, 868-9006-000, 868-9994-002; *4<sup>th</sup> Aldermanic District*).  
More info at ZoningHub: <https://s.zoninghub.com/NJ8UQUNN1W>
- f. TEMPORARY SIGN PLAN REVIEW - Review a request submitted by Nick Jung, F Street OCLV, LLC, for temporary signs to be displayed for more than 30 days for the Lakeshore Commons development on the property at 4005 E. Lake Vista Parkway (Tax Key No. 868-9005-000; *4<sup>th</sup> Aldermanic District*).  
More info at ZoningHub: <https://s.zoninghub.com/GP1H94NU3J>
- g. CERTIFIED SURVEY MAP – Review a certified survey map submitted by John Schlueter, Frontline Commercial Real Estate, combining the properties at 9970, 10020, & 10040 S. 20<sup>th</sup> St. and 1850 W. Oakwood Rd. (Tax Key Nos. 926-9977-001, 926-9978-001, 926-9979-000, and 926-9036-000; *5<sup>th</sup> Aldermanic District*).  
More info at ZoningHub: <https://s.zoninghub.com/STG0IOO7C7>

Announcements & Adjournment.

Dated this 10th day of November, 2023

Posted 11-10-2023 sd

#### Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, OCTOBER 24, 2023**

Mayor Bukiewicz called the meeting to order at 6:00 PM. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani and Commissioner Chandler. Alderman Loreck and Commissioner Siepert were excused. Also present: Senior Planner Kari Papelbon and Assistant Fire Chief Mike Havey.

**Minutes of the October 10, 2023, meeting**

Alderman Guzikowski moved to approve the minutes of the October 10, 2023, meeting. Commissioner Hanna seconded. Commissioner Carrillo and Commissioner Oldani abstained. All others on roll call voted aye. Motion carried.

**CONDITIONAL USE PERMIT  
MARTIN VENTURA, UW-MADISON EXTENSION MILWAUKEE COUNTY  
1800 E. FOREST HILL AVE.  
TAX KEY NO. 816-9989-000**

Senior Planner Papelbon provided an overview of the request for a Conditional Use Permit for community garden plots for rent on the property at 1800 E. Forest Hill Ave. (see staff report for details).

Martin Ventura, 3415 N. 55<sup>th</sup> St. Milwaukee, WI 53216, the applicant, thanked the commission for their assistance in this process. Mr. Ventura wanted to correct one item from the submitted materials, stating the dimensions of the wash pack and shed are to be measured in feet, not in inches. Commissioner Chandler asked if this will be the second year in which the garden plots have been used. Mr. Ventura explained the area has been in use as rentable garden plots since 2012, but as the use had been out of city compliance, the requested conditional use permit will correct the oversight from 2012.

Thomas Schulz: 2040 E. Forest Hill Ave.:

*"I own the property that is directly to the west, the wooded area. There is actually two (2) little lots there but the woods are connected to my property on 2040 so it abuts the easement that this garden is on. The garden is an exceptional use of this space and this property. I have never – I have lived there for quite a while, and I have never had any complaints about the operation. However, the one comment I would like to make is I think the seasonal water supply should be improved. It is currently just a PVC flexible pipe that goes from the hydrant that is by the easement and it kind of winds around and goes back into the property. It is often leaking, and it is just not the best solution to get irrigation up to that property. Something more permanent is probably – would be better, for that property anyway. But I have no complaints, I have no objection to the use. They have been exceptional stewards of the property in the time I have lived there."*

Meg Clark: 829 Manitoba Ave., South Milwaukee WI, 53172:

*"Hi, good evening, so a neighbor of Oak Creek. I had gardened at Rawson Avenue; this year is the first year at Forest Hill. Everyday I'm in such appreciation – gratitude, for having the opportunity to be out there and grow affordable, nutritious, fresh things for my husband and myself and get some exercise at our age and learn how to be a part of this amazing community. Thank you, thank you, thank you for the opportunity to do that this year and we are hoping for years to come. That's what I wanted to say. Thank you."*

Jack Lavin: 1007 E. Townsend St., Milwaukee WI, 53212:

*"I'm one of the few fortunate micro-farm gardeners out there. My cousin began probably about seven (7) or eight (8) years ago and it has just been this pretty amazing oasis minutes from the city. Just an incredible space. I don't really have much more to say, seeing your responses and listening to you, I don't think I need to try to sell on the benefits to the Oak Creek community of community agriculture program. But I would like to say just a few things. I really enjoy just your general vision statement. You know, beginning with 'seeking to be a regional leader' and as we are moving forward as this experiment of human beings – I mean we are currently learning more and more about the benefit of nature. Obviously, whole, fresh foods. Having that in the Oak Creek community really is a benefit to obviously us gardeners, but I think the homeowners nearby as well - much different if there is Walmart or something. Nothing against Walmart but, I think it really adds a lot of value to the community. As far as the community goes, for years we were out there and there really wasn't much happening as far as other gardeners. I realize now, I don't understand fully the administrative stuff, but on the one hand it was kind of nice being ignored because it was this little solitude space – again minutes from the city. But it was missing community, and once I heard that Rawson Avenue gardens were closing and more gardeners were going to be coming, my initial response was a little selfish. I was like, 'man, this is my little garden monastery sort of a thing.' However, I've already met some incredible people. We share phone numbers, share emails, and talk about gardening techniques. The increase of gardeners out there has really brought a lot of energy and hopefully we are allowed to stay for a while, but I think this discussion out in the open is a good thing because sustainability going forward for us as gardeners would not be possible without the full support and encouragement of the community. Finally, just going forward – looking to the future. Being part of the south shore area, I think we all know that water is important, and it will be more and more and the real estate around the entire great lakes, if it's not already, will become probably the most expensive real estate in the world. Having community agriculture present will be, and currently is, a big draw for people. I think the water of the lakes is going to bring people here. Having agriculture and the opportunity to garden and being part of a community that is officially recognizing and supporting agriculture, I think really goes a long way in putting a real positive taste of Oak Creek, and just this region, in people's minds. Thank you very much."*



Ken Sepchek, 777 N. Van Buren St., Milwaukee WI, 53202:

*"I have been gardening at Forest Hill for two (2) years, I have had a lifelong interest in gardening. It's an amazing opportunity for me, my grandkids are involved with me, and they are learning I feed a lot of people. I'm a teacher and I grew a lot of excess produce this year. I fed my students; I fed other people that work in our department and many of them who are not paid well. So, it's a valuable resource for them. I have a neighbor who works at Children's Hospital, and if I have excess – and I do – I give her a large box of produce and she takes it to the hospital, and you know - you don't go to Children's Hospital and have a celebration, but it is something that lifts the parents' spirits. She offers them vegetables – have a free shopping trip. So, I think that's a great benefit for the community. You have heard about all the advantages of growing our own produce, we are all pesticide free, we are not damaging the ground water, we are not trucking lettuce from California, we can grow it right here in Oak Creek. It's a carbon saving mechanism – to have gardening in the community, and it just improves the quality of life for everybody, I think. I really appreciate the opportunity to be able to work here, Oak Creek is a beautiful community and I want to thank the board here."*

Commissioner Hanna supported the idea of installing a better and more efficient irrigation system than the currently used PVC pipe. Commissioner Carrillo stated, as the manager of the city's farmers market, she is very interested in working with the farmers next year. Alderman Guzikowski supported the use. Mayor Bukiewicz stated his hopes to have another community garden in the city in the future.

Commissioner Oldani moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for garden plots for rent on the property at 1800 E. Forest Hill Ave., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (November 14, 2023).

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**MINOR LAND DIVISION/LOT LINE ADJUSTMENT  
IVAN VASILJEVIC, NORTH INVESTMENTS, LLC  
9810, 9840, AND 9880 S. RIDGEVIEW DR.  
TAX KEY NOS. 903-0010-000, 903-0011-000, AND 903-0012-000**

Senior Planner Papelbon provided an overview of the requested Certified Survey Map combining the properties at 9810, 9840, and 9880 S. Ridgeview Dr. (see staff report for details).

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Ivan Vasiljevic, North Investments, LLC, for the properties at 9810, 9840, and 9880 S. Ridgeview Dr. be approved with the following conditions:

1. That the Plan Commission signature block includes the Plan Commission Secretary.

2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

#### **CONDITIONAL USE PERMIT**

**IVAN VASILJEVIC, NORTH INVESTMENTS, LLC**

**9810, 9840, AND 9880 S. RIDGEVIEW DR.**

**TAX KEY NOS. 903-0010-000, 903-0011-000, AND 903-0012-000**

Senior Planner Papelbon provided an overview of the request for a Conditional Use Permit for autobody/automotive mechanical (truck and trailer) repair and truck parking on the properties at 9810, 9840, and 9880 S. Ridgeview Dr. (see staff report for details).

Gary Billington, 175 W. Summerhill Pl., representing the applicant, explained the applicant purchased the property last year, found the issues with city compliance, and are working toward correcting those items to bring the property and their use(s) into compliance.

*Commissioner Hanna's and Commissioner Carrillo's comments were inaudible.*

Commissioner Kiepczynski stated seeing the corrective actions being taken is encouraging and a step in the right direction. Alderman Guzikowski stated his support of the staff's decision to not support the request as submitted. Commissioner Oldani stated his support to hold the item for a future meeting to give the applicant time to make more adjusting to the submitted request. Commissioner Chandler asked if the feedback from the applicant that was given to staff is adequate. Senior Planner Papelbon answered that more questions are still unanswered, however the corrective actions that have been provided are very helpful. Senior Planner Papelbon went on to support Commissioner Oldani's suggestion to hold the agenda item. Mayor Bukiewicz stated the property is a work in progress and supported holding the agenda item for a future meeting.

Mr. Billington stated the applicant's only request is to fully understand exactly what needs to be done and will be meeting with Assistant Fire Chief Havey regarding the need for a sprinkler system in the existing building on the south end of the property. Commissioner Chandler asked if the list Senior Planner Papelbon provides to the applicant would need to be a permanent part of the progress of this item, to which Senior Planner Papelbon explained the future Conditions and Restrictions of the Conditional Use Permit would be that list and will be very clear and specific.

Discussion between Commissioner Chandler, Mr. Billington and Senior Planner Papelbon was had to clarify the applicant's next steps to bring the property up to compliance.

Commissioner Oldani moved that the Plan Commission hold the agenda item for future consideration until the November 14, 2023 Plan Commission meeting.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**MINOR LAND DIVISION/LOT LINE ADJUSTMENT  
RICHARD BARRETT, BLVD  
7951 & 7971 S. 6TH ST.  
TAX KEY NOS. 813-9063-000 AND 813-9062-000**

Senior Planner Papelbon provided an overview of the requested Certified Survey Map reconfiguring the properties at 7951 & 7971 S. 6th St. (see staff report for details).

John Casucci, 7461 Lakeside Heights Ct. Oconomowoc WI, 53066, the land surveyor, stated he will answer any questions.

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Richard Barrett, BLVD, for the properties at 7951 & 7971 S. 6th St. be approved with the following conditions:

1. That all easements are clearly shown and labeled on the map.
2. That the Plan Commission signature block is updated to the current Plan Commission Secretary.
3. That the Common Council signature block includes an area for the approval resolution number.
4. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**REZONE / PLANNED UNIT DEVELOPMENT  
JASON ATKIELSKI, ST. JOHN PROPERTIES, INC.  
517 E. RAWSON AVE.  
TAX KEY NO. 766-9012-000**

Senior Planner Papelbon provided an overview of the request to rezone to and establish a Planned Unit Development on the property at 517 E. Rawson Ave. (See staff report for details).

Jason Atkielski, 2000 Pewaukee Rd., Waukesha WI, 53188, the applicant, stated the Lm-1 district, with a few other considerations, would work well of the property.

Mike Piechowski, 251 E. Rawson Ave.:

*"I live right across the street from the St. John's at 140 Rawson Avenue and I do have some concerns. One of the things that you need to take into consideration is you are dropping this business right in the middle of homeowners. If you look at the zone - where the homes but-up against, right here, you got at least 14 homes that are going to be (inaudible) right on the lot line of this - these businesses. I can tell you this, I live*

*across the street from this business, and it does affect how your living space is and there is a lot of noise that is generated by these businesses. Part of that is because if you have people that- you're going to have hundreds of cars going in and out of that property every day. You are going to have, just like I have, and you can't help it but, we have an exercise place by us and people come with their fast cars, and they like to rev their engines and show off their friends' motorcycles and I don't have that 100 feet behind me. These businesses do affect the homeowners and you have to take that into consideration. When they build these things, there is going to be noise, there is going to be lights, snowplows. We have snowplows, they come across the street, they plow in the middle of the night – back up horns going on. Garbage trucks coming in every day picking up garbage, that is the noise. You have semi's coming in there, you have all this activity all the time and that does affect the living space. You have got to remember now; these people here have – that was a farm field. They don't have any of that. This will drastically affect their quality of life because they will have this here. If you consider this, and up to now, this commission hasn't denied St. John's anything. Everything he asks for that was across the street by me, that we came up with concerns, it was allowed. A lot of these things weren't taken into consideration. That's the thing you have to understand, if you look at where you are putting this thing, it is right in the middle of homes there. It is going to change everyone's lifestyle over there and if you decide to do this you should make sure that the berms are high enough, so these homes aren't affected by this. You have got to remember – putting landscaping, little bushes, there is not going to stop the lights, it is not going to stop the noise, you are going to need something substantial.”*

Mayor Bukiewicz stated that is why the development has to get approval from the planning commission.

Mr. Piechowski:

*“I'm just trying to explain to you that I've been down this – seen this before and a lot of these things aren't taken into consideration; with the lights, the noise, the trucks, the backup horns, all these things are going to affect the – plows dragging across the street when they're plowing – all this stuff affects the homeowners. I just want to – you have to think about that, how would you like that if somebody built something like that in your backyard? This is going to be a busy place, it's a busy place across the street from me with all the businesses and now they are putting up the third building. The traffic, now on Rawson Avenue there is going to be more traffic going in and out. It's going to change everything, this is not just one small little dentists' office or something like this, this is a major complex with hundreds of cars and lots of things going on. That's what I wanted to say, thank you.”*

Mayor Bukiewicz stated traffic studies will be done.

Norma Mahr, 612 E. Missouri Ave.:

*“I am one of the residents that are butting up against the farm and our concern; there is two (2) homes on Missouri Avenue and at this point in time – been there 40 years – my neighbor's basement constantly floods whenever it rains, or we have heavy snowfall with the melt and my home is surrounded by water. So, we are wondering*

*what – I don't see it addressed on that map we originally received, what the drainage – what the resolution for that drainage is there."*

Mayor Bukiewicz stated any future drainage system built will usually help rectify those issues.

Mrs. Mahr:

*"Well, it looks like the retention pond is on the other end of the (inaudible)"*

Mayor Bukiewicz stated the topography of the area and where the water currently drains is considered in those decisions. Commissioner Kiepczynski stated the stormwater for this property will be reviewed and uniform strict standards will be upheld.

Mrs. Mahr:

*"Okay, thank you."*

Lena Hamm, 7279 S. Shepard Ave.:

*"My back deck and my back yard looks directly across Quincy street into what is now a field. I have owned the property for seven (7) years and chose that location to move from a different city to raise my children because it was quiet, and it was safe, and a very small neighborhood. I am not interested in having a commercial - large commercial, business park type environment right next to the neighborhood where we live, where my kids are riding their bikes, and we are walking our dog and that sort of thing. The noise is obviously a concern as well as living in the middle of a construction site for however long it takes them to develop the property. I, being one of the people that would be affected, along with my children, I just – I'm not interested in living next to those businesses or having all of the traffic that would come along with them. We have no control over who is coming and going, and if the roads do connect with the subdivision that, obviously, would bring a lot of people that really have no business driving through our neighborhood right past our houses and would be a potential safety concern for a single mother. I just ask that you take that into consideration."*

Mayor Bukiewicz asked if the potential road would go to Howell to which Senior Planner Pappelbon stated the proposed road would go west, to an undeveloped, planned subdivision.

Mrs. Hamm:

*"But we are the very next turn. So, with a large development, with that many tenants and that size coming back further, even past my house, it's very likely that there would be traffic from that development – even just people confused or driving around checking things out – it's just a very quiet, very safe place to live and my neighbors and I appreciate that. That's a lot of the reason why we have the property that we have. Thank you."*

Linda Wilson, 7275 S. Quincy Ave.:

*"That pond is in our backyard. We went to the previous meeting, and I got the impression that it was going to be smaller businesses that would go in those buildings like the ones that are on Rawson now. Did I hear right, someone said something about a hotel?"*

Mayor Bukiewicz confirmed a hotel would not be allowed.

Mrs. Wilson:

*"Okay. The one thing I want to say to this gentleman is - at that meeting - and he was there, the alderman said there is going to be something built behind us. So, I don't know if we don't approve something like this going in our backyard, is there in fact at some point something else that's going to go in there, no matter what we say. Eventually, something is planned by the city for that property, am I right?"*

Mayor Bukiewicz stated the city plots out the city for what they think is appropriate and explained much heavier manufacturing could go into this property as it is zoned now, rather than the lighter and smaller options in the new zone being proposed.

Mrs. Wilson:

*"Did I hear right, where you showed that road on the west side of the property. Did you say there is going to be a subdivision going on the other side?"*

Mayor Bukiewicz and Senior Planner Papelbon confirmed that a subdivision was planned from 1928, but no plan to develop those lots have been submitted.

Mrs. Wilson:

*"Because they are already - on Howell, there's already some like tall business buildings. (Inaudible) there's a couple like, what I would consider it being business park buildings, pardon?"*

Mayor Bukiewicz asked if what being referenced is Mahn's Court.

Mrs. Wilson:

*"Yeah, so you're saying there might be - at some point there could be a subdivision (inaudible)?"*

Mayor Bukiewicz stated someone could propose that and Senior Planner Papelbon explained the process that would be gone through in that case.

Mrs. Wilson:

*"I just had one question for Jason. At the meeting previously, we were told they were- I think he said it was required, that they have, I think it was 33 or 35 feet from our lot*

*line to where their buildings start but they were going to give us like 85 feet. Since then, I've heard it went back to thirty-some feet. It makes a big difference that extra fifty-some feet and having – like he pointed out, something larger as a noise buffer (inaudible)."*

Mr. Atkielski stated the size of the buildings were decreased to increase the buffer to 85 plus feet to give more green space between the buildings and the residential homes, fences and landscaping were added to meet code as well, and the existing wetland will help collect water and will remain untouched.

Commissioner Chandler asked what types of tenants to expect at this location. Mr. Atkielski answered that offices, small electrical companies, small retail, personal trainers, light manufacturers, and small engineering firms all have interest in spaces like this. Commissioner Oldani asked if there is any statement from the alderman of this property whether they support this development or not. Senior Planner Papelbon explained the alderman for this location felt that if the concerns and the questions for the neighborhood, staff, and plan commission can be addressed through Conditions and Restrictions they would support the development, but there is nothing more formal to present.

Commissioner Oldani then confirmed the current zoning of part of the property is Agricultural to which Senior Planner Papelbon confirmed, adding there is a house on the property. Commissioner Oldani went on to say he would rather see the property zoned residential but encouraged the residents to talk with their alderman about their concerns. Commissioner Hanna asked if the property was purchased for the reason to develop it to which Mr. Atkielski answered in the affirmative. Commissioner Hanna asked if the property was planned to be retail before the residential neighborhoods were established to which Senior Planner Papelbon explained the Comprehensive Plan of the city identifies several properties to be business park uses in the future. Commissioner Hanna stated her lack of support for the location for this development due to the uses presented and the safety aspects brought forth by the residents. Senior Planner Papelbon clarified there will be no road connection between this development and the existing subdivision. Mr. Atkielski asked what specific uses were of concern to which Commissioner Hanna listed shopping center, daycare for animals and funeral homes. Mr. Atkielski clarified that is a presented list of what will not be allowed at this location and reiterated the uses previously mentioned. Commissioner Hanna asked if there will be any outside storage needed to which Mr. Atkielski answered in the negative. Commissioner Hanna then asked if business hours have been set to which Mr. Atkielski answered in the negative and Commissioner Hanna suggested the applicant address the noise concerns of the residents.

*Commissioner Hanna made additional comments that were inaudible.*

Senior Planner Papelbon then clarified the general types of Conditions and Restrictions that may be presented for this development in the future. Commissioner Hanna recommended some tenants be coffee shops or retail as the surrounding area is residential.

Mr. Piechowski:

*"I like to comment on a couple things. One of the things we talked about – Steve and what his feelings were about this project, and he was all for it. And he made a comment*

*like, made a comment to us, more like a great tax base that way we could hire more, because we need more police and more firefighters. With this tax base we could pay for that, so that was one of his comments. So, you could see where he is at. The other thing with the thing that I was against - they put an ambulance service in across the street from us. Which has, I'm going to guess right now, probably six (6) to eight (8) ambulances parked there and they are coming in and out of this property 24/7. They also have - they put a lab in for testing for tissue samples or whatever. That's 24 hour a day service. When this property across the street was proposed to us, this was supposed to be a nine (9) to five (5) operation. Now the ambulance service, it was agreed that they would not - because we were right across the street and there is only one entrance in and out of this place, that they would not turn their sirens on unless they went to Howell and (inaudible). Well, most part they do but a lot of times they don't so sometimes at four (4) o'clock in the morning they like to light up their ambulances and obviously wake me and my wife up. I already called Superior Ambulance once and mentioned that to them."*

Mayor Bukiewicz stated the City needs to be notified of that, not Superior Ambulance.

Mr. Piechowski:

*"I would appreciate that, thank you. When I called them, he got very belligerent with me and said, 'you don't have to call me, and I'll take care of it.' These are the things that - issues that when you let this type of operation in an area, these are the problems you are going to have. Who is going to take care of these things? Like I said, the same thing with snowplowing (inaudible). So those are the issues you have when you allow this type of business within a residential area. Thank you."*

Mayor Bukiewicz stated this development is very uncomfortable, but as the owners of the property, the applicant has the right to develop it. He went on to acknowledge the affect it will have on the neighborhood, explain a tax base is not why the city does things but because they are positive for the city, promote growth and support families, and how he would love to see the land be used as a single-family residential development, but that was not what was presented. Mayor Bukiewicz continued by stating the lab at 140 E. Rawson works a second shift, not 24 hours. Mayor Bukiewicz stated he would like to see the east side of the property be well blocked off for the residents and the lighting be contained to the property. Mayor Bukiewicz then confirmed with Commissioner Kiepczynski that Missouri Ave. will dead end with this park, but if a subdivision were to go here, the road would have to connect with the possibility of additional roads for emergency access. Mayor Bukiewicz then asked if this development would ever tie into Mahn's Court to which Senior Planner Papelbon answered in the negative, explaining there is not a good connection point.

Mayor Bukiewicz and Senior Planner Papelbon then briefly explained the flexibility of a planned unit development, what it can do, and how Conditions and Restrictions help to give developments specifics to work within. Commissioner Oldani stated his sympathy for the residents, strongly suggesting that the tenants be mindful of the homes surrounding the property. Commissioner Hanna reiterated her suggestion that some tenants be a draw for the residents to gather there like a coffee shop.



Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the property at 517 E. Rawson Avenue be rezoned to Lm-1 Light Manufacturing, with a Planned Unit Development after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at their next meeting (November 14, 2023).

Commissioner Carrillo seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:51 PM.

ATTEST:

\_\_\_\_\_  
Kari Papelbon, Plan Commission Secretary

11-9-23

\_\_\_\_\_  
Date

## Recent Common Council Actions

November 7, 2023

ITEM: 4

DATE: November 14, 2023

- **APPROVED** - Ordinance No. 3083, a Conditional Use Permit for an indoor health / athletic / recreation facility within a portion of the existing multitenant industrial building on the property at 400 W. Bell Ct.
- **APPROVED** Ordinance No. 3084, amending the Conditions and Restrictions in Ordinance No. 2851 to allow a private school and daycare facility on the property at 6912 S. 27th St.
- **APPROVED** Resolution No. 12442-110723, approving a Minor Land Division / Lot Line Adjustment (Certified Survey Map) submitted by Ivan Vasiljevic, North Investments, LLC for the properties at 9810, 9840, and 9880 S. Ridgeview Dr.
- **APPROVED** Resolution No. 12443-110723, approving a Minor Land Division / Lot Line Adjustment (Certified Survey Map) submitted by Richard Barrett, BLVD for the properties at 7951 and 7971 S. 6th St.



Kari Papelbon, CFM, AICP  
Senior Planner



# Recent Quarterly Parks and Recreation Commission Actions

November 2, 2023

ITEM: 6

DATE: November 14, 2023

The Parks and Recreation Commission held a regular meeting on November 2, 2023 after several cancellations, at which the following actions were taken and items were discussed:

- Discussion on offer to dedicate parkland. The Commission voted to recommend acceptance of the dedication to the Plan Commission and Common Council. This item is on the agenda for Plan Commission consideration and action (Item 8d).

Additional details on the above will be provided during review item.

A handwritten signature in cursive script that reads "Kari Papelbon".

Kari Papelbon, CFM, AICP  
Senior Planner



## PLAN COMMISSION REPORT

Proposal: Conditions and Restrictions – Garden Plots for Rent

Description: Review Conditions and Restrictions as part of a request for a Conditional Use Permit for proposed garden plots for rent on the property at 1800 E. Forest Hill Ave.

Applicant(s): Martin Ventura, UW-Extension Milwaukee County Urban Agriculture Program

Address(es): 1800 E. Forest Hill Ave. (1<sup>st</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for garden plots for rent on the property at 1800 E. Forest Hill Ave.

---

Owner(s): MILWAUKEE COUNTY PARK COMMISSION

Tax Key(s): 816-9989-000

Lot Size(s): 22.250 ac

Current Zoning District(s): P-1, Park District FW, Floodway

Overlay District(s): FF, Flood Fringe C-1, Shoreland Wetland

Wetlands: ☒ Yes ☐ No Floodplain: ☒ Yes ☐ No

Comprehensive Plan: Parks and Open Space; Floodway

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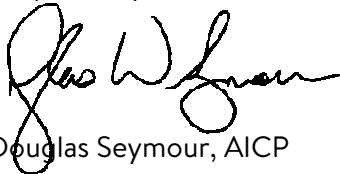
### Background:

At the October 24, 2023 meeting, the Plan Commission recommended Common Council approval of a Conditional Use Permit for garden plots for rent on the property at 1800 E. Forest Hill Ave. Staff has prepared draft Conditions and Restrictions for the Commission's review. If the Commission is comfortable with the Conditions and Restrictions, the appropriate action would be to recommend that the Common Council approve them as part of the Conditional Use Permit. Note that approval of the Conditional Use Permit and Conditions and Restrictions does not preclude or eliminate requirements for other related review processes, permits, and Code compliance.

**Options/Alternatives:** The Plan Commission has the discretion to recommend Common Council approval of, or require modifications to, the draft Conditions and Restrictions. Should the Conditions and Restrictions not be recommended for Council approval, Plan Commissioners must provide the criteria per Code upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, including Conditions and Restrictions.

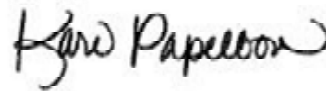
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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

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Attachments:

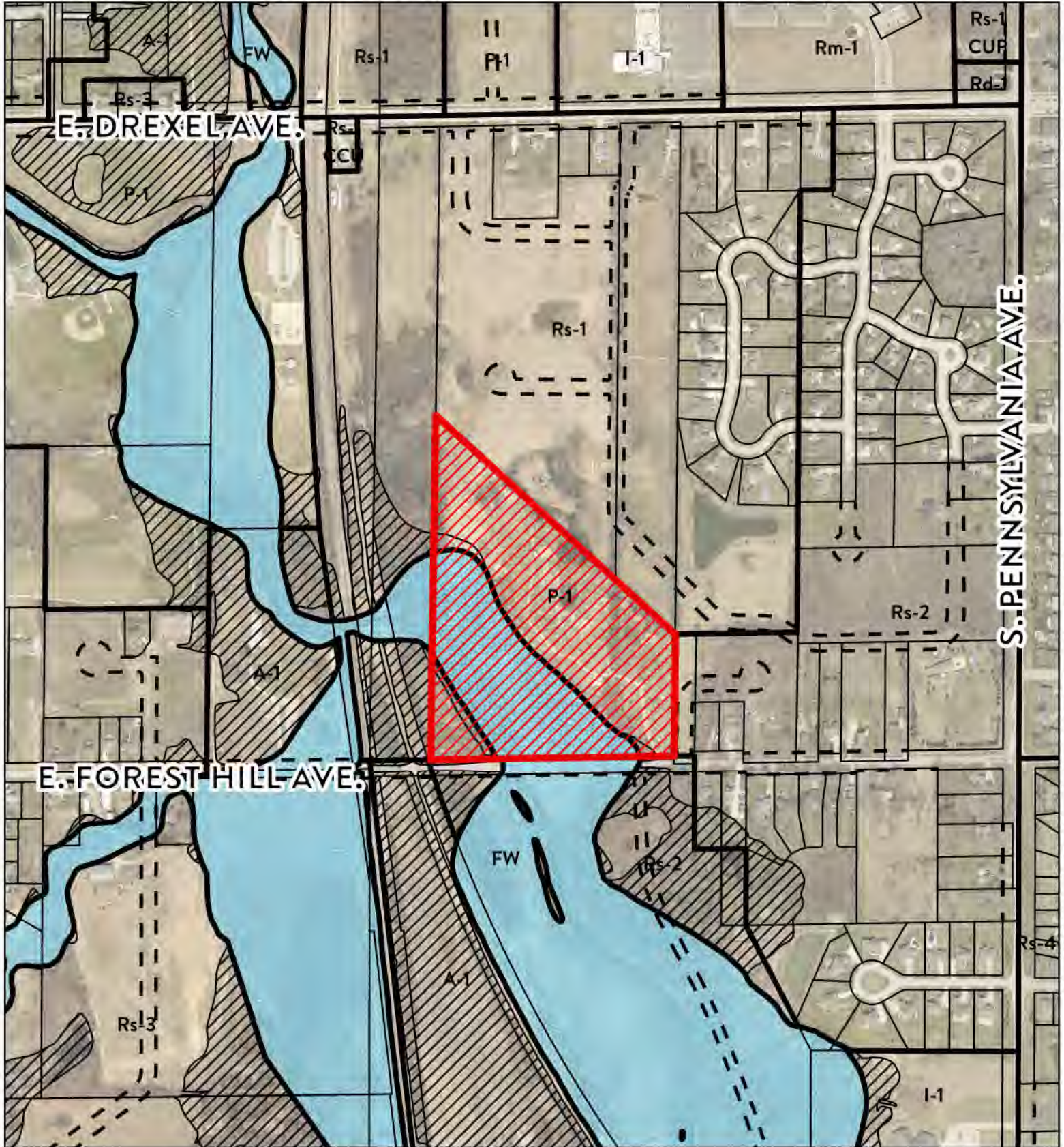
Location Map

Draft Conditions and Restrictions



# Location Map

## 1800 E. Forest Hill Ave.



This map is not a survey of the actual boundary of any property this map depicts.

### Legend





**City of Oak Creek – Conditional Use Permit (CUP)**  
**DRAFT Conditions and Restrictions**

**Applicant:** Martin Ventura, UW-Extension  
Milw. County Urban Ag. Program  
**Property Address(es):** 1800 E. Forest Hill Ave.  
**Tax Key Number(s):** 816-9989-000  
**Conditional Use:** **Garden Plots for Rent**

**Approved by Plan Commission:** TBD  
**Approved by Common Council:** TBD  
(Ord. TBD)

1. LEGAL DESCRIPTION

LANDS ACQUIRED BY MILWAUKEE COUNTY FOR PARKWAY IN NW ¼ SEC. 15-5-22 EXEMPT CONT. 22.25 ACS.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. A precise detailed site plan for the area affected by the Conditional Use Permit shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building permits for each phase. This plan shall show and describe the following (as applicable):

**1) General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage & details of all buildings/structures
- c) Area(s) for future expansion/phases
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
  - i) Location(s) and future expansion
  - ii) Number & type(s) of buildings/structures
  - iii) Number of all parking spaces
  - iv) Dimensions
  - v) Setbacks & buffers
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

**2) Landscape Plan**

- a) Screening plan, including parking lot screening/berming & buffer areas
- b) Number, initial & mature sizes, and types of plantings; tree inventory & retention/replacement plan
- c) Percentage open/green space

**3) Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans (w/dimensions)
- c) Materials of construction (including colors)

**4) Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

**5) Grading, Drainage and Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins/green infrastructure (if required)

**6) Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction
- d) Materials to be stored (interior & exterior)

C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building or occupancy permit.

D. For any new buildings, additions, structures, and site modifications, site grading and drainage,

stormwater management, and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.

- E. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- F. All future land divisions shall follow subdivision plat, and/or condominium plat, and/or certified survey map procedures. If required by the Common Council, a development agreement shall be completed between the owner and the City prior to approval of said land division document to ensure the construction/installation of public improvements required in these Conditions and Restrictions, Chapter 14 (as amended), and all other applicable Sections of the Municipal Code (as amended).

### 3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed by the P-1, Park zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code (as amended).
- B. All uses on the property shall conform to the requirements of the Floodplain Ordinance (as amended).
- C. Structures on the property shall be limited to the portable restrooms, existing information kiosk, existing 8' x 10' garden shed, and 10' x 20' wash/pack station in the locations shown in Exhibit A. All new structures or additions shall meet all applicable sections of the Municipal Code (as amended). Portable restrooms shall be regularly serviced and shall only be onsite between April 1 and November 1.
- D. There shall be no outdoor storage, rental, or sale of equipment, merchandise, non-gardening supplies, vehicles, or any other materials on the property. All gardening materials shall be contained adjacent to the respective garden plots and/or within approved structure(s).
- E. Parking of vehicles shall be restricted to those actively utilizing and maintaining the garden plots and property.
- F. All signs shall conform to the requirements of Sec. 17.0601 – 17.0609 of the Municipal Code (as amended).
- G. Waste collection and recycling shall be the responsibility of the owner.
- H. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

### 4. PARKING AND ACCESS

- A. Access to this property shall be restricted to the existing driveway off of Forest Hill Ave.
- B. Parking for this use shall be provided in accordance with these Conditions and Restrictions (see Section 3 above), and any plans approved by the Plan Commission.

### 5. LIGHTING



There shall be no outdoor lighting of the site. Any future lighting plans shall require review and approval by the Plan Commission prior to permitting and installation.

6. BULK AND DIMENSIONAL REQUIREMENTS, SETBACKS

<b>Lot Standards (Minimum)</b>	
Lot Area	--
Lot Width	--
<b>Yard Setbacks (Minimum) (1)</b>	
Front	25 ft
Street Facing Side	25 ft
Interior Side	25 ft
Rear	25 ft
<b>Building Standards (Maximum)</b>	
Height	35 ft
Building Coverage	20%
Lot Coverage	70%
<b>Parking</b>	
Transition & Required Landscape Areas	See Sec. 17.0505
<b>Notes:</b>	
(1) Setbacks from wetlands shall be a minimum of fifteen (15) feet with a five (5) foot undisturbed buffer.	

7. TIME OF COMPLIANCE

The operator of the Conditional Use Permit shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the ordinance authorizing this Conditional Use Permit. This Conditional Use Permit approval shall expire twelve (12) months after the date of adoption of the ordinance if building permits have not been issued for this use. The applicant shall re-apply for Conditional Use Permit approval prior to recommencing work or construction.

8. DURATION OF CONDITIONAL USE PERMIT

This Conditional Use Permit is limited in duration to **ten (10) years** from the date of issuance of the Conditional Use Permit. The owner may apply for an extension of this Conditional Use Permit. The process for extension of the Conditional Use Permit shall follow the procedures for approving Conditional Use Permit as set forth in Section 17.1007 of the Municipal Code (as amended).

9. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these Conditions and Restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 11 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

11. REVOCATION

Should an applicant, their heirs, successors or assigns, fail to comply with the Conditions and Restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use Permit as set forth in Section 17.0804 of the Municipal Code (as amended).

12. ACKNOWLEDGEMENT

The approval and execution of these Conditions and Restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these Conditions and Restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

\_\_\_\_\_  
Owner / Authorized Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
(please print name)

## EXHIBIT A: GENERAL DEVELOPMENT PLAN

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)

Forest Hill Community Garden All Map Layers





**EXHIBIT A:**  
**GENERAL DEVELOPMENT PLAN – GARDEN PLOTS**

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)

Forest Hill Community Garden Rental Plots (North)



Forest Hill Community Garden Rental Plots (South)





## EXHIBIT A: GENERAL DEVELOPMENT PLAN - SETBACKS

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)

Forest Hill Community Garden Setbacks (North)



Forest Hill Community Garden Setbacks (South)





**EXHIBIT A:**  
**GENERAL DEVELOPMENT PLAN – EXISTING STRUCTURES**

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)





## PLAN COMMISSION REPORT

Proposal: Planned Unit Development Conditions and Restrictions– 517 E. Rawson Ave, LLC

Description: Review conditions and restrictions as part of a request submitted by Jason Atkielski, St. John Properties, Inc. to rezone the property at 517 E. Rawson Avenue from A-1, Limited Agricultural to Lm-1, Light Manufacturing PUD.

Applicant(s): St. John Properties, Inc.

Address(es): 517 E. Rawson Avenue (1<sup>st</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Lm-1, Planned Unit Development for the property at 517 E. Rawson Avenue after a public hearing.

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Owner(s): 517 E. Rawson Ave, LLC

Tax Key(s): 766-9012-000

Lot Size(s): 19.194 acres

Current Zoning District(s): A-1, Limited Agricultural

Overlay District(s): N/A N/A

Wetlands: ☒ Yes ☐ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Business Park

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### Background:

At their last meeting (October 24, 2023) the Plan Commission recommended approval of a rezoning of the property at 517 E. Rawson Avenue from A-1, Limited Agricultural to Lm-1, Light Manufacturing zoning with a planned unit development (PUD) designation. The attached Conditions and Restrictions were drafted to regulate this PUD.

Per the submitted narrative and general plan, the PUD will include four (4), single-story, multi-tenant commercial buildings for business use (1-38,280 square foot of retail/office building (Building 1) and 3-38,176 square foot office/warehouse buildings (Building 2-4).

It should be noted that the original application requested a base zoning which would have been a hybrid of uses between the B-4, General Business and M-1, Manufacturing zoning district. The applicant submitted an exhibit as part of the PUD submittal illustrating all uses, both permitted and conditional that they were requesting be permitted in this planned unit development. Initial review by City staff identified challenges inherent in opening up this planned unit development to such a broad and varied list of permitted and conditional uses, many of which may be incompatible with the surrounding neighborhood. As a result, staff is proposing that the base zoning become Lm-1, Light Manufacturing, and that the list of permitted and conditional uses include general retail and service type uses (less than 50,000 sf), similar to those that have leased space in the comparable development on the north side of Rawson Avenue. Conditional uses would be limited to those appropriate under the Lm-1, Light Manufacturing zoning district.


While the design of the proposed general development plan (iterations of which have undergone prior courtesy reviews by staff) does provide for the type of internal roadways, common parking, landscaping and open spaces and stormwater management features commonly associated with most business parks, it also needs to accommodate expansion of those uses to similarly designated lands to the west. Staff understands the complexity associated with working with adjacent property owners with different site issues, development goals and timelines, and is working with the applicant to account for future roadway access to these parcels, which consist of a platted, but undeveloped subdivision with unbuilt public roadways in dedicated right-of-way. That general development plan has undergone several revisions in response to both staff comments and input generated by a neighborhood meeting most notably by reducing the overall square footage of the building(s), thus allowing for increased setbacks and opportunities for screening to the residential properties to the east.

The Commission's initial review and recommendation of the proposed Planned Unit Development conditions and restrictions is not an endorsement of any site, architectural, landscaping, lighting, or any other plan that will be required to be approved by the Plan Commission as stated in these Conditions and Restrictions.

**Options/Alternatives:** The Plan Commission has the discretion to recommend Common Council approval of, or require modifications to, the draft Conditions and Restrictions. Should the Conditions and Restrictions not be recommended for Council approval, Plan Commissioners must provide the criteria per Code upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, including Conditions and Restrictions.

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Prepared and respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development



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**Attachments:**

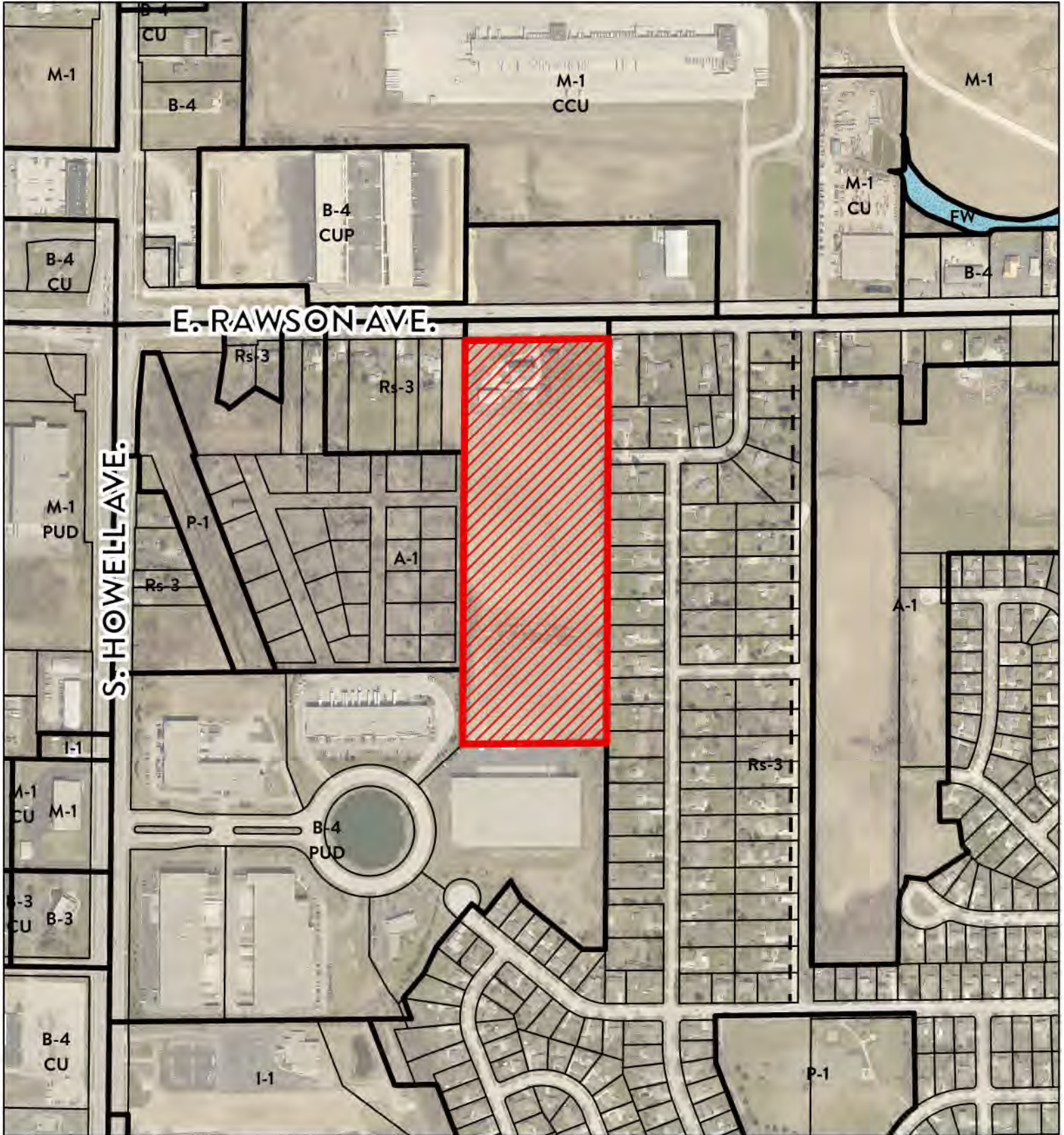
Location Map

Draft Conditions and Restrictions

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# Location Map

## 517 E. Rawson Ave.



This map is not a survey of the actual boundary of any property this map depicts.

### Legend



**City of Oak Creek – Planned Unit Development (PUD)**  
**DRAFT Conditions and Restrictions**

**Applicant:** St. John Properties, Inc.  
517 E. Rawson Ave, LLC

**Approved by Plan Commission:** TBD

**Property Address(es):** 517 E. Rawson Ave.

**Approved by Common Council:** TBD  
(Ord. TBD)

**Tax Key Number(s):** 766-9012-000

1. LEGAL DESCRIPTION

C.S.M. NO. 631 PARCELS 1 & 2

NW 1/4 SEC 9-5-22 (19.194 AC.)

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.

B. A precise detailed site plan for the area affected by the Planned Unit Development shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building permits for each phase. This plan shall be in substantial conformance with the adopted General Development Plan (see Exhibit A) and show and describe the following:

1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion/phases
- c) Area(s) to be paved
- d) Access drive(s) (width and location)
- e) Sidewalk location(s)
- f) Parking layout and traffic circulation
  - i) Location(s) and future expansion
  - ii) Number & type(s) of buildings/structures
  - iii) Number of all parking spaces
  - iv) Dimensions
  - v) Setbacks & buffers
- g) Location(s) of loading berth(s)
- h) Location of sanitary sewer (existing & proposed)
- i) Location of water (existing & proposed)
- j) Location of storm sewer (existing & proposed)
- k) Location(s) of wetlands (field verified)
- l) Location(s) and details of sign(s)
- m) Location(s) and details of proposed fences/gates

2) **Landscape Plan**

- a) Screening plan, including parking lot screening/berming & buffer areas
- b) Number, initial & mature sizes, and types of plantings; tree inventory & retention/replacement plan
- c) Percentage open/green space

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans (w/dimensions)
- c) Materials of construction (including colors)

4) **Lighting Plan**

- a) Types & color of fixtures
- a) Mounting heights
- b) Types & color of poles
- c) Photometrics of proposed fixtures

5) **Grading, Drainage and Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins/green infrastructure (if required)

6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction
- d) Materials to be stored (interior & exterior)

C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a



building permit.

- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- E. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- G. All future land divisions shall follow subdivision plat, and/or condominium plat, and/or certified survey map procedures. If required by the Common Council, a development agreement shall be completed between the owner and the City prior to approval of said land division document to ensure the construction/installation of public improvements required in these Conditions and Restrictions, Chapter 14 (as amended), and all other applicable Sections of the Municipal Code (as amended).
- H. A tree preservation and removal plan with pre-development inventory shall be submitted to the Plan Commission for approval in conformance with the requirements of Sec. 17.0505(d) (as amended).
- I. A Master Landscaping Plan for the overall development shall be submitted to the Plan Commission for approval prior to the review of and permit issuance for any project within the Planned Unit Development. For each stage of development, detailed landscaping plans in conformance with the requirements of Sec. 17.0501 and Sec. 17.0505 (as amended) shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Landscaping, in accordance with the approved plan, shall be installed for each phase prior to the issuance of occupancy permits for that phase.

### 3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses within this planned unit development shall be limited to those permitted in the Lm-1, Light Manufacturing zoning district in addition to general retail and general service uses not exceeding 50,000 square feet in area. Conditional Uses shall be limited to those allowable within the Lm-1, Light Manufacturing zoning district in accordance with Section 17.0804(e) of the Municipal Code (as amended).
- B. There shall be a maximum of four (4) multi-unit flex manufacturing buildings.
- C. There shall be no outdoor storage, rental, or sale of equipment, merchandise, parts, supplies, vehicles, or any other materials on the property.
- D. All parking areas shall be striped, screened, and landscaped in conformance with approved site plans and Sec. 17.0505 of the Municipal Code (as amended).
- E. Drive aisles for the facility shall be designed in conformance with Sec. 17.0414(g) of the Municipal Code (as amended).
- F. Exterior building materials shall be consistent with Section 17.0511 of the Municipal Code.
- G. All development, building, and individual tenant signage shall be subject to the regulations set forth

in Article VI of the Municipal Code as part of a Planned Sign Program to be approved by the Plan Commission as required in Section 17.0609 of the Municipal Code.

- H. Maintenance, including reconstruction, of private roadways and sidewalks (if provided) within this development shall be the responsibility of the property owner(s).
- I. The number, size, location and screening of appropriate solid waste collection units shall be in conformance with plans approved by the Plan Commission.
- J. All solid waste and recycling shall be the responsibility of the property owner. Collection units shall be screened and sited in conformance with Municipal Code requirements.
- K. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

#### 4. PARKING AND ACCESS

- A. The location and design of roadway access to East Rawson Avenue (CTH BB) shall be approved by Milwaukee County prior to the issuance of building permits. Copies of all access approvals shall be provided to the City prior to submission of permit applications.
- B. The location and design of the private north/south interior roadway as depicted on the general development plan must be approved by the Plan Commission, upon recommendation of the City Engineer, and may be required to allow for future modification to a public street to provide access to the properties to the west at the point that they develop.
- C. The number, design and location of off-street parking and loading for this planned unit development shall meet the standards of Sections 17.0501 and 17.0502 of the Municipal Code.

#### 5. LANDSCAPING

- A. A tree preservation and replacement plan with pre-development inventory shall be submitted to the Plan Commission for approval in conformance with the requirements of Sec. 17.0505(d) (as amended).
- B. A Master Landscaping Plan for the overall Planned Unit Development shall be submitted to the Plan Commission for approval prior to the review of and permit issuance for any project within the Planned Unit Development.
- C. Minimum transition areas and design standards, in accordance with Section 17.0505(b)(4) (as amended), shall be incorporated into the overall landscaping plan and detailed landscaping plans for each phase of the planned unit development.
- D. Detailed landscaping plans for each phase of the development shall be approved by the Plan Commission, or their designee, prior to the issuance of building permits for that phase.
- E. Landscaping shall be installed for each phase prior to the issuance of occupancy permits for that phase in accordance with City policy, except that the landscaping of the area between this planned unit development and the residential subdivision to its east shall be installed in its entirety prior to occupancy of the first phase.

#### 6. LIGHTING

- A. All plans for outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical

Inspector in accordance with Sec. 17.0509 of the Municipal Code (as amended).

- B. All light sources, with the exception of architectural accent wash lighting, garden/pathway lighting, and well lighting, shall be full cutoff fixtures with the light source fully shielded and directed downward.
- C. The color temperature of the parking lot fixtures shall be limited to a maximum of 3,500 Kelvins.
- D. Architectural accent wash lighting and well lighting, including wall-mounted lighting and ground-mounted lighting located within three feet of a building/structure, shall be integrated with the architectural character of the building/structure and shall use low-luminosity lamps, with 2,000 source lumens or less. The illumination on any vertical surface shall not exceed 0.5 maintained footcandle and shall not spill over roof lines or building edges.
- E. Building mounted lighting shall not be mounted higher than the highest point of the building.

7. IMPACT FEES

Buildings constructed as part of this Planned Unit Development shall be subject to the collection of impact fees as required by Section 3.40 of the Municipal Code (as amended).

7. BULK AND DIMENSIONAL REQUIREMENTS, SETBACKS

<b>Lot Standards (Minimum)</b>	
Lot Area	1 acre
Lot Width	150 ft
<b>Yard Setbacks (Minimum) (1)</b>	
Front (north)	25 ft
Side (east) (2)	80 ft
Side (west)	15 ft
Rear (south)	25 ft
<b>Building Standards (Maximum)</b>	
Height	35 ft
Building Coverage	50%
Lot Coverage (maximum)	70%
<b>Parking</b>	
Transition areas	See Sec. 17.0505
<b>Signs</b>	
Property Lines (all)	10 ft
Rights-of-way (all)	10 ft
Utility Easements	10 ft
<b>Notes:</b>	
(1) Setbacks from wetlands shall be a minimum of fifteen (15) feet with a five (5) foot undisturbed buffer.	
(2) No structure or parking and loading area shall be located closer than 80 ft to a single-family district line.	

8. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the ordinance authorizing this Planned Unit Development. This Planned Unit Development approval shall expire twelve (12) months after the date of adoption of the ordinance if a building permits have not been issued for this use. The applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction.

9. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Planned Unit Development shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Planned Unit Development is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Planned Unit Development, subject to the provisions of paragraph 10 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Planned Unit Development or to seek an injunction regarding any violation of this Planned Unit Development or any other City ordinances.

11. REVOCATION

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Planned Unit Development approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Planned Unit Development as set forth in Section 17.1007 of the Municipal Code (as amended).

12. ACKNOWLEDGEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

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Owner / Authorized Representative Signature

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Date

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(please print name)

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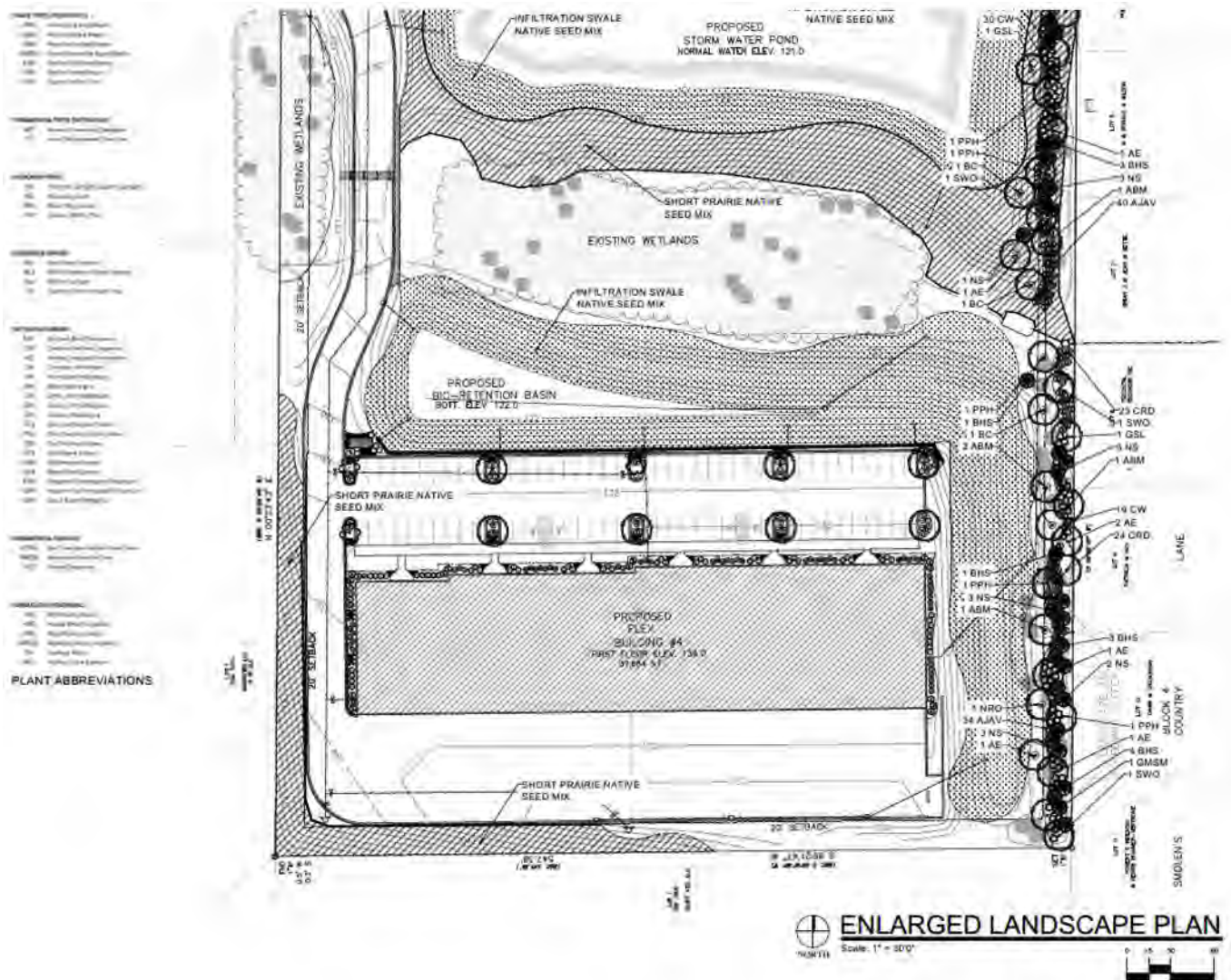
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# **EXHIBIT A: GENERAL DEVELOPMENT PLAN<sup>4</sup> South Detail**



<sup>4</sup> (For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)

## PLAN COMMISSION REPORT

**Proposal:** Plan Review – Multifamily Residential Building

**Description:** Site, building, and related plan review for a proposed multifamily residential building (Phase IV of Emerald Row).

**Applicant(s):** Richard Barrett, BLVD

**Address(es):** 7951 S. 6<sup>th</sup> St. (2<sup>nd</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission approves the site and building plans submitted by Richard Barrett, BLVD, for the property at 7951 S. 6<sup>th</sup> St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. No signs are included in this approval. Detailed plans for signage must be reviewed and approved by the Plan Commission prior to submission of sign permit applications.
3. That all parking lot lights meet the DTSMUPDD-approved specifications (pole, pole height, fixture, color), that all light sources are shielded and directed downward, and that the color temperature of the fixtures are limited to a maximum of 3,500 Kelvins. All lighting plans shall be reviewed and approved by the Electrical Inspector prior to issuance of permits.
4. That the landscape plans are revised to incorporate staff comments and Code requirements.
5. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
6. That the plans are revised to show the public sidewalk and easement connection to the public path (Emerald Preserve) on the west per staff comments. The revised easement shall be reflected on the Certified Survey Map and any easement documents prior to recording.
7. That all detailed, revised, and finalized plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

---

**Owner(s):** EMERALD ROW III LLC, A WI LLC

**Tax Key(s):** 813-9063-000

**Lot Size(s):** 1.388 ac

Current Zoning District(s): DTSMUPDD

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Mixed Use

---

### Background:

The Applicant is requesting site, building, and related plan approval for a multitenant residential building (Emerald Row Phase IV) on the property at 7951 S. 6<sup>th</sup> St. The review of these site and building plans are governed by the General Development Plan and Regulating Plan (GDPRP) for the Drexel Town Square Mixed Use Planned Development. Under the terms of the adopted regulating plan, the Oak Creek Plan Commission is charged with interpreting and assuring compliance with the DTSMUPDD. Building permits will not be issued without Plan Commission approval.

The review process should:

- Allow for the successful implementation of the general urban design patterns as in the DTSMUPDD.
- Allow designers and developers reasonable flexibility in the creation of specific designs to meet current and future market and economic realities.
- Generate and sustain economic and social value as subareas develop and redevelop over time.
- Ensure high quality development that creates a vibrant, diverse, clean, safe, destination.
- Create meaningful community places for current and future users through the integration of buildings, site, and landscape features.
- Ensure that building and site designs create an attractive, interactive environment for pedestrians, cyclists, and motorists.

The plans as presented generally conform to the GDPRP. The proposed building is located within the Residential Sub-district, which is described in the regulating plan as the portion of Drexel Town Square that

*...forms the residential core of the development with a mix of townhomes, rental apartments and possibly condominiums. Small format commercial spaces may be placed at the ground floor of buildings along 6th Street. Generally, lot sizes range from between 1.75 acres to 3 acres. Many structures will have a view of the town square or the park and wetland area.*

This review will be segmented into sections corresponding with the sections of the DTSMUPDD.

### Active Streets and Sustainability/Walkability

According to the GDPRP, the most critical requirement for active pedestrian streets is a sense of enclosure. As such, the GDPRP establishes build-to zones (BTZ), landscape zones (LZ), and a mixed building and landscape zone (MLZ). The private access drive to the north has been identified as landscape zone from 6<sup>th</sup> St. to the beginning of the proposed building, and a mixed building and landscape zone (MLZ) for the remainder of the private drive to the west property line.

Landscape Zones are identified where

*... a strong landscape perimeter is intended to replace the building edge. In order to do this, landscape zones must include multiple layers of continuous elements such as hedges, decorative fences, and closely spaced trees. The goal is to create a strong, rhythmic system of elements that clearly designates the public walkways/easements and acts as an attractive, pedestrian friendly feature. Typical lot edge landscapes with sparsely placed plant materials should not be considered adequate. Longer landscape zones, which extend for more than 100 feet, should be more elaborate and wider with more layers of elements (e.g., a hedge, decorative fence and double tree line). Other features might be used to create a surrogate building face with free-standing pergolas, arbors, loggias, arcades, and garden walls.*

Mixed Building and Landscape zones (MLZ) are identified where

*...it is difficult to prescribe the precise locations of building on the lot. In such case, such as the Perimeter Commercial District, a new building might occupy the edge of the lot along one side or, in some case, just be located in the middle of the lot. In such circumstances the zone along the outer perimeter of the lot, abutting the public right of way should be a combination of a build-to-zone and a landscape zone.*

Street trees currently exist between the intersection of S. 6<sup>th</sup> St. and the private road to the existing garage access for Phase I. Due to the property line extending to the middle of the private street, and the presence of a public sidewalk and access easement along the north property line, the proposed landscaping is pulled back to the south side of the sidewalk for a majority of the north building elevation. Where islands/bump-outs occur, landscaping is also proposed. Landscaping with pedestrian connections will be discussed later in this report. Unless the Commission directs otherwise, the final landscape plans will be approved by the Director of Community Development prior to the issuance of building permits.

### Access & Parking

Access to this site is via the existing private drive off of the intersection with South 6<sup>th</sup> Street. Garage access is proposed both on the northwest side of the building from the private access drive, and via the existing garage access for Phase I.

The GDPRP identifies the approximate parking demand for housing as 1 stall per bedroom. Due to the layout of the site, Plan Commissioners should be aware of several items:

Phase I – Emerald Row		Phase II - Parterre	
Acreage	3.454	Acreage	3.146
---	---	“Junior” 1-BR apts (520-685 sf)	101
1-BR apts (785-967 sf)	110	1-BR apts (755-830 sf)	57
2-BR apts (1228-1316 sf)	31	2-BR apts (1055-1465 sf)	63
3-BR apts (1477-1709 sf)	26	3-BR apts (1450-1770 sf)	19
Total Bedrooms	250	Total Bedrooms	341
Total Apartment Units	167	Total Apartment Units	240
Density	48.3 units/ac	Density	76.29 units/ac
Surface Stalls*	50	Surface Stalls (south parking lot)	30
Garage Stalls	142	Garage Stalls	296
Total Parking	192	Total Parking	326
Parking Ratio**	1.15 stalls / unit	Parking Ratio	1.36 stalls / unit
Phase IV			
Acreage		1.388	
1-BR apts		70	
2-BR apts		23	
3-BR apts		8	
Total Bedrooms		140	
Total Apartment Units		101	
Density		72.8 units/ac	
Surface Stalls		0	
On-Street Stalls		10	
Garage Stalls		135	
Total Parking		145	
Parking Ratio		1.43 stalls / unit	

\*Surface stalls for Phase I include the 5 stalls adjacent to Valentine Café and the 4 stalls adjacent to the fitness center. Per the approximate parking demand in the DTSMPDD General Development Plan and Regulating Plan, sit-down restaurants require a minimum of 8-12 stalls per 1,000 gross square feet. Valentine Café is 1,877 square feet, which would require 15-23 stalls. On-street parking exists just north of Valentine Café on 6<sup>th</sup> Street (4 stalls on each side) and around the Town Square.

\*\*Parking ratio for Phase I does not include the reduction of 3 surface parking stalls proposed in Phase II.

Plan Commissioners will note that there is a proposed surface parking lot proposed on the Phase I property. These 12 stalls are not included in the table above, but will be utilized for the Phase I units (bringing the parking ratio for Phase I to 1.2 stalls/unit) as the proposed building will be on the current location of the

temporary parking lot. Elimination of the temporary lot, which was constructed in 2019 to accommodate displaced vehicles during construction of Phase II, will result in a loss of 28 parking stalls. Based on the total number of bedrooms, a minimum of 140 parking stalls are required for Phase IV. This requirement is met only with the on-street parking stalls; however, the street on which the stalls are located is private and can be utilized for overall parking counts since they are not public.

#### Service, Maintenance, and Operation

As with Phases I and II of Emerald Row/Parterre, Phase IV will store the refuse containers in the underground parking area. One (1) large collection area is identified in the garage plans on the first level. Trash rooms are identified on every residential level of the building. On pick-up days the large containers will be accessed via the garage door on the northwest corner of the building. Deliveries will be made through the lobby on the north side of the building.

There are no identified snow storage areas on the plans. No snow storage will be allowed as the existing public pedestrian paths, parking area, and access drives must remain clear for safety.

#### Landscape, Streetscape, Community Places, Signage & Lighting

Stormwater requirements for all development within Drexel Town Square limit the total impervious surface allowance to 85%. With the proposed plans, the development meets this requirement. No reduction in the proposed landscape areas will be allowed, and there is a concern that any change to the plans may result in noncompliance with stormwater requirements.

Although the plans include a graphic for several wall signs on the building itself, signs are not part of this site plan approval.

Lighting photometrics have been provided for the site, incorporating the light pole and fixture as required for Drexel Town Square along the private access road. Wall pack lights on the building itself are proposed at each of the entrances and emergency doors. Final plans and lighting details must be approved by the Electrical Inspector prior to the submission of building permit applications (see conditions above).

Most of the landscaping is provided along the north private road and in the south courtyard area. Easements are missing and must be shown on the landscape plan per the DTSMUPDD General Development Plan and Regulating Plan. Mechanical units and utilities have not been specifically identified on the plans with the exception of a proposed transformer in the south courtyard. All ground, building, and rooftop mechanicals, transformers, and utilities will be required to be adequately screened. Landscaping for parking lot screening on the north must be installed at a minimum height of three (3) feet prior to issuance of Occupancy Permits, and maintained per DTS and Code requirements. Revisions to the landscape plans for compliance with these guidelines may be required prior to submission of permit applications. Unless the Commission directs otherwise, the final landscape plans will be approved by the Director of Community Development prior to the submission of building permit applications.



While the plans do show the extension of the public sidewalk to the public path along Emerald Preserve on the west, the design requires slight revision. Rather than curving along the back of the curb at the northwest garage access, the sidewalk and easement should continue on a straight path to connect directly west. This has been included in the conditions of approval above.

### Building Design Guidelines

The building design incorporates elements similar to those of Phases I and II (Parterre) – varying roof heights, recesses and projections, accents, multiple color and material changes. However, at six (6) stories, which includes the parking garage, this will be taller than the existing apartment buildings. Both the first floor of the garage and the lobby are at ground level. Interior storage and trash areas are within this portion of the garage. Level 2 includes additional garage parking stalls and storage, while levels 3-6 are residential. Access to the pool and a large amenity area is on the third floor. All units are accessed internally.

Primary exterior building materials include a mix of fiber cement panel and lap siding in four (4) colors, wood lap siding, and glass guardrail systems for balconies. The storefront system on the ground level is primarily spandrel glass with clear glazing at the lobby. Accent materials include granite in two (2) colors, metal canopies, and a wood sunshade above the top floor. On the west elevation the plans propose two (2) different metal panels for the parking garage levels. Samples should be provided to the Plan Commission for review. Staff have concerns for these materials as one appears to be perforated and the other has no detail. More specifically, this wall area, which is 25 feet in height, faces the public path and Emerald Preserve. Interaction with the public sphere is critical with the building located at one of the access points to the Preserve. Staff had suggested to the Applicant's consultant that the wall incorporate a mural or other artistic element, which could utilize a treated metal component, that plays off the natural area. However, revisions to the plans only include the metal panels. It will be at the Plan Commission's discretion whether this treatment is acceptable. This metal panel treatment is also proposed on the south courtyard wall.

Plans do not show rooftop or other mechanicals, save for a proposed transformer pad in the south courtyard. As previously mentioned, any rooftop mechanical unit that is not fully screened by the roof elements will be required to be screened with a material to be approved by the Department of Community Development.

Staff have identified the high probability of the footings and foundations for the building to encroach into the public path on the west. Encroachments occurred during the construction of the previous phases, and the Engineering and Inspection Departments are aware of the potential. This issue will be closely coordinated with the Engineering and Inspection Departments.

### Infrastructure and Additional Considerations

Similar to questions raised in the staff report for Phase II (Parterre), the following questions exist regarding the coordination of the site during construction:

- Where is the topsoil stockpile area?
- Where do the construction workers park?
- How does the City path stay open to the public to access Emerald Preserve during construction?
- Where is the crane location for the building construction?
- Where will the current temporary parking stalls be relocated during construction?

These items must be coordinated with the City and Froedtert to ensure that the public path and emergency routes remain clear at all times.

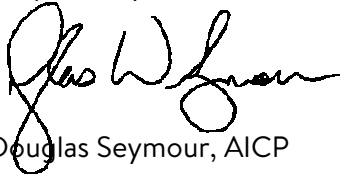
### Summary

Overall, the submitted plans generally conform to the requirements of the DTSMUPDD with the suggested conditions of approval provided above. Staff will continue to work with the Applicant's consultants to address the minor outstanding revisions.

**Options/Alternatives:** The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

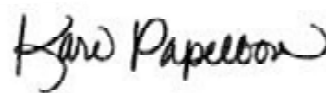
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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

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### Attachments:

Location Map

Narrative & Responses to Staff Comments (3 pages)

Plans

Civil, Landscaping, Lighting (8 pages)

Floor Plans, Elevations, Renderings (12 pages)

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# Location Map

## 7951 S. 6th St.



This map is not a survey of the actual boundary of any property this map depicts.

### Legend



0 0.01 0.02 0.04 Miles



Parcels

Zoning

Official Map

Flood Fringe

Floodway

7951 S. 6th St.

## **Narrative Description**

KTGY, on behalf of Drexel Town Square Emerald Row Phase IV project, is proposing a new multi family building northwest of the existing Emerald Row I multi family residential building. The building will be 6 stories tall with level 1 and 2 being constructed of Type I construction and will provide 83 parking spots. In addition, there will be 4 parking spaces provided on the site and 18 on a surface lot on Emerald Row I. Levels 3-6 will be Type VA construction and consist of 101 residential units and amenity space. The residential units will be a mix of JR 1 bed, 1 bed, 2 bed, and 3 bed units.

217 N. Jefferson St.  
Suite 400  
Chicago, IL 60661  
312.549.4900  
ktgy.com



To: City of Oak Creek  
8040 S 6<sup>th</sup> Street  
Oak Creek, WI, 53154  
Attn: Kari Papelbon  
Date: 11/7/2023  
Project: Emerald Row IV  
Project No. 201023  
Re: Plan Commission Comments

- 1) The application includes requests for a Conditional Use Permit and CSM, but there were no additional files pertaining to those requests. Please submit at your earliest convenience.
  - a. CSM sent to Kari Papelbon on 10/2/2023
- 2) An access and parking easement will be required with Emerald Row Phase I.
  - a. Refer to CSM and Sheet C5-500
- 3) A pedestrian access easement may be required for access to the existing path on the west.
  - a. Confirm it is required
- 4) It appears that the landscape plans are missing the transformer pad. All utilities and mechanicals will be required to be screened per Code.
  - a. Transformer pad added to landscape plans, refer to sheet C5-L100
  - b. All utilities and mechanicals will be screened with a decorative metal fence to match look of the building
- 5) It does not appear that the proposed lights are those approved for Drexel Town Square. While they are close in design, there is an approved pole and fixture. I will provide those in a separate email.
  - a. Refer to sheet ES1.0 for updated site lighting plan
- 6) Signs are not part of the Plan Commission review as no details have been provided, and signs for residential structures will require variances through the Sign Appeal process.
  - a. Will submit the required signage documents through the Sign Appeal process when it has been designed
- 7) Can you please provide an example of where the proposed perforated metal panels were installed? We would like to see how this treatment interacts with the public space. We would also like to suggest that the wall incorporate a mural or other artistic element, which could utilize a treated metal component, that plays off the natural area.
  - a. Refer to elevation sheets A3-100, A3-101, A3-102, A3-103, A3-104 for location of two types of metal panels.

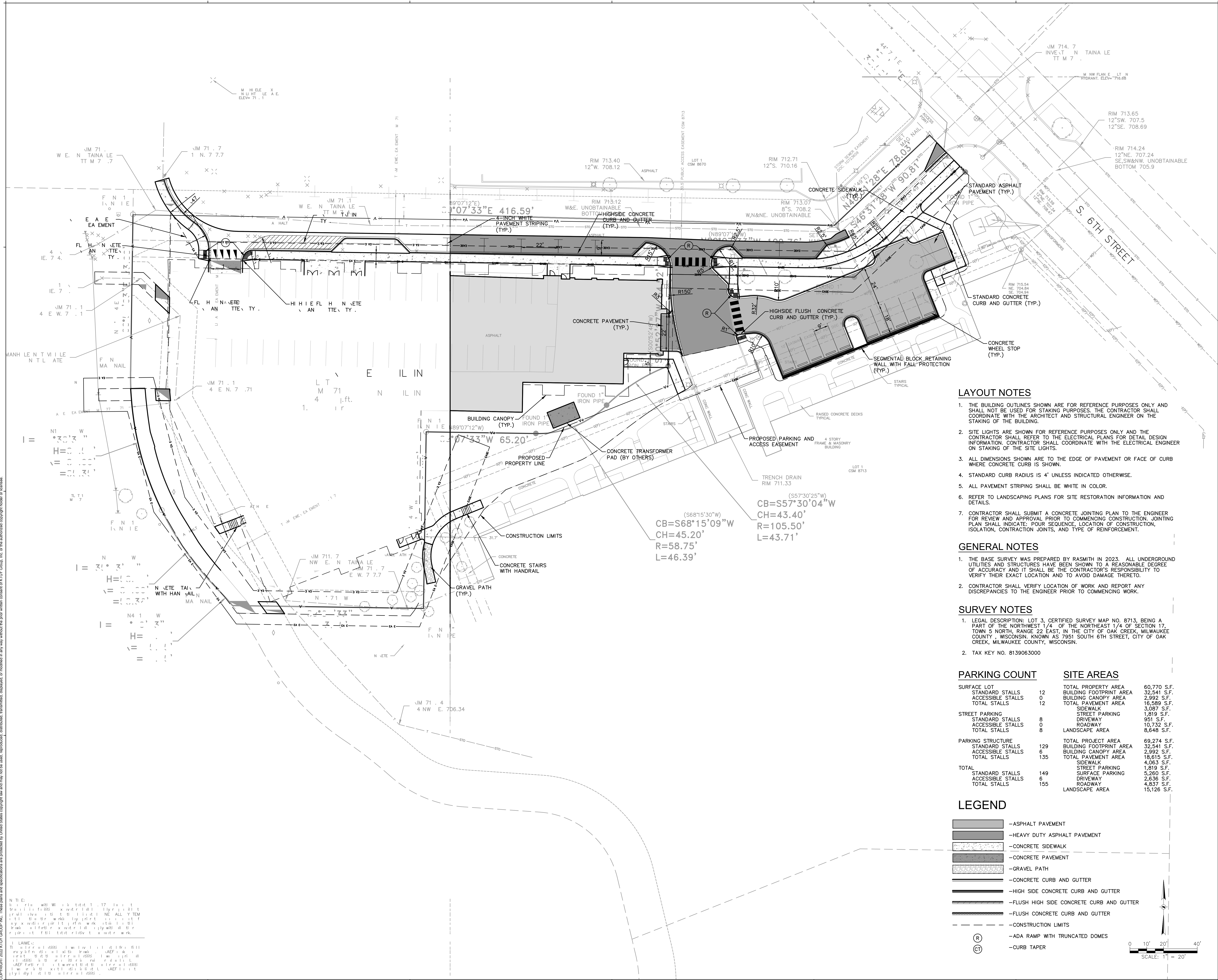




- 8) Water main to be public. Sanitary to be public main. Laterals can't cross property lines.
  - a. No issues with this
- 9) There is a concern regarding the proposed layout of the public sidewalk in relation to the proposed parking areas. The recommendation is to eliminate the 4 on-street parking stalls, and configure the sidewalk so that it continues on a straight path.
  - a. Parking spots have been removed
- 10) Please show setbacks on the plans.
  - a. Refer to sheet C5-300
- 11) Access and parking agreements, though private, must be recorded. Copies of draft agreements should be provided to the City for comment.
  - a. Formal document being created and will be submitted to the city
- 12) As this proposal includes the removal of existing temporary parking for Phase 1 of Emerald Row in addition to the proposed parking on Phase 1 for the benefit of Phase IV, a parking assessment for all of the phases is requested. This is to ensure that the parking provided for all phases is adequate and designed in accordance with needs and Code requirements.
  - a. Phase 1 and Phase IV will not share parking. All parking on Phase 1 site will be dedicated to Phase 1 residents, as will Phase IV.

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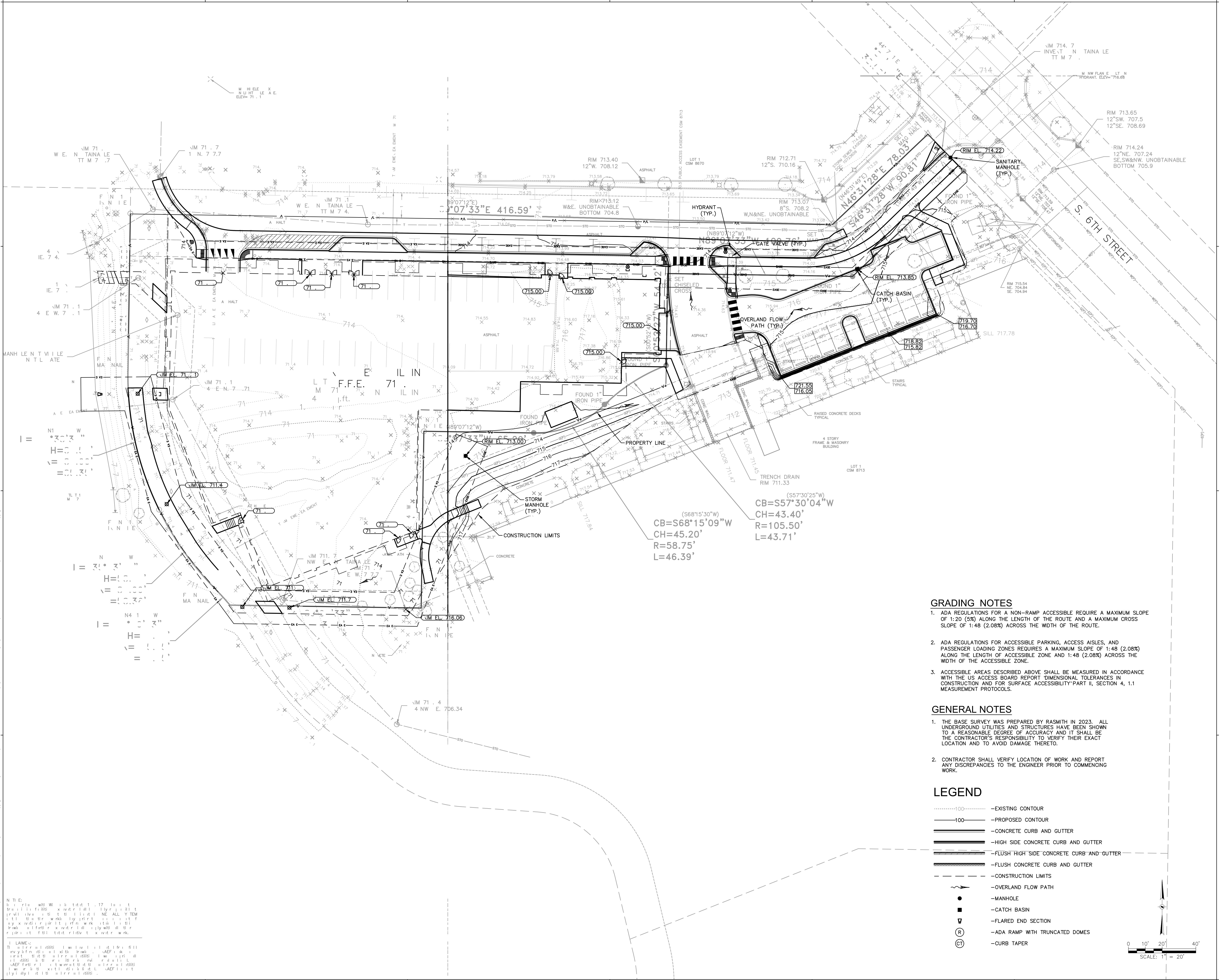
Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work,





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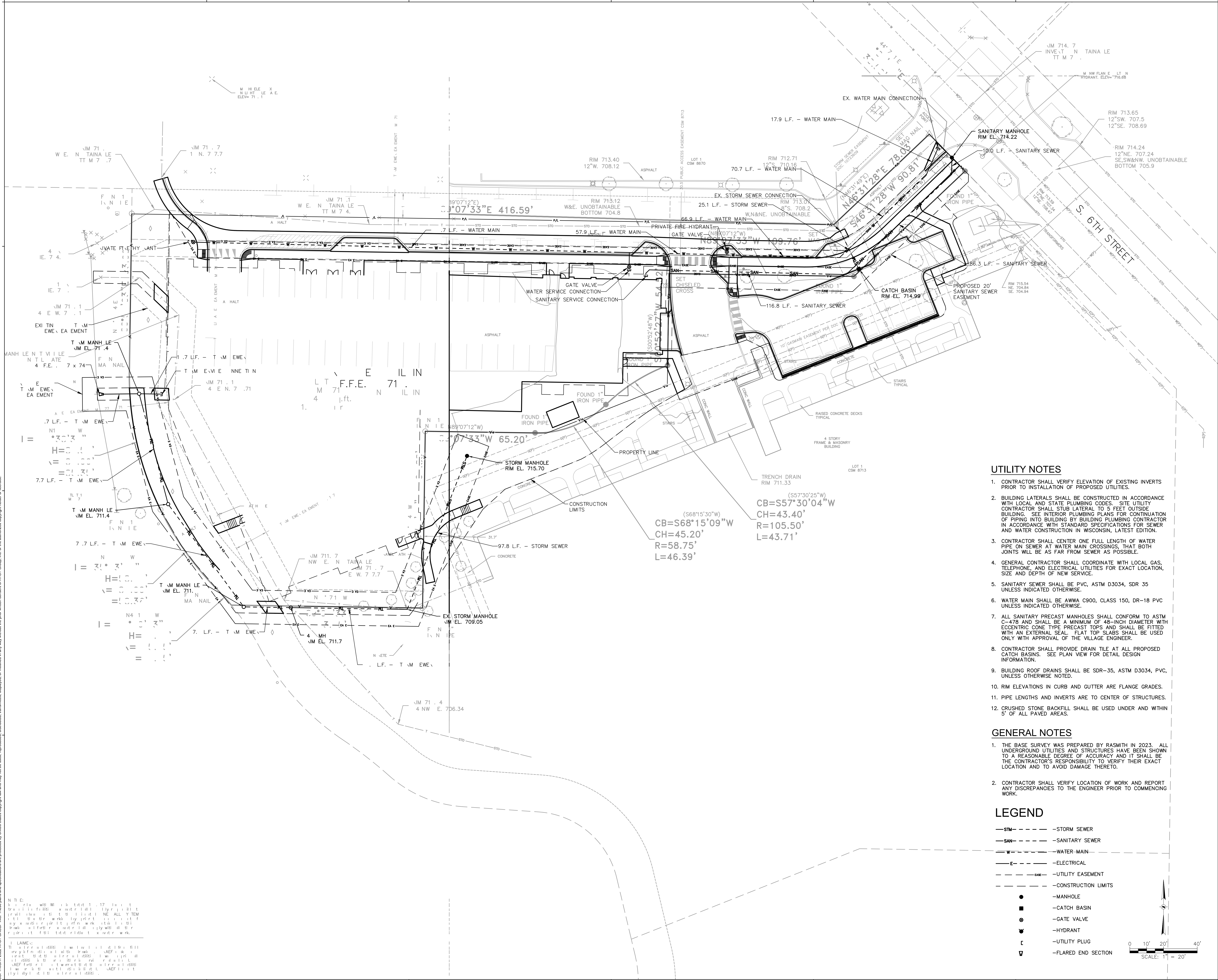
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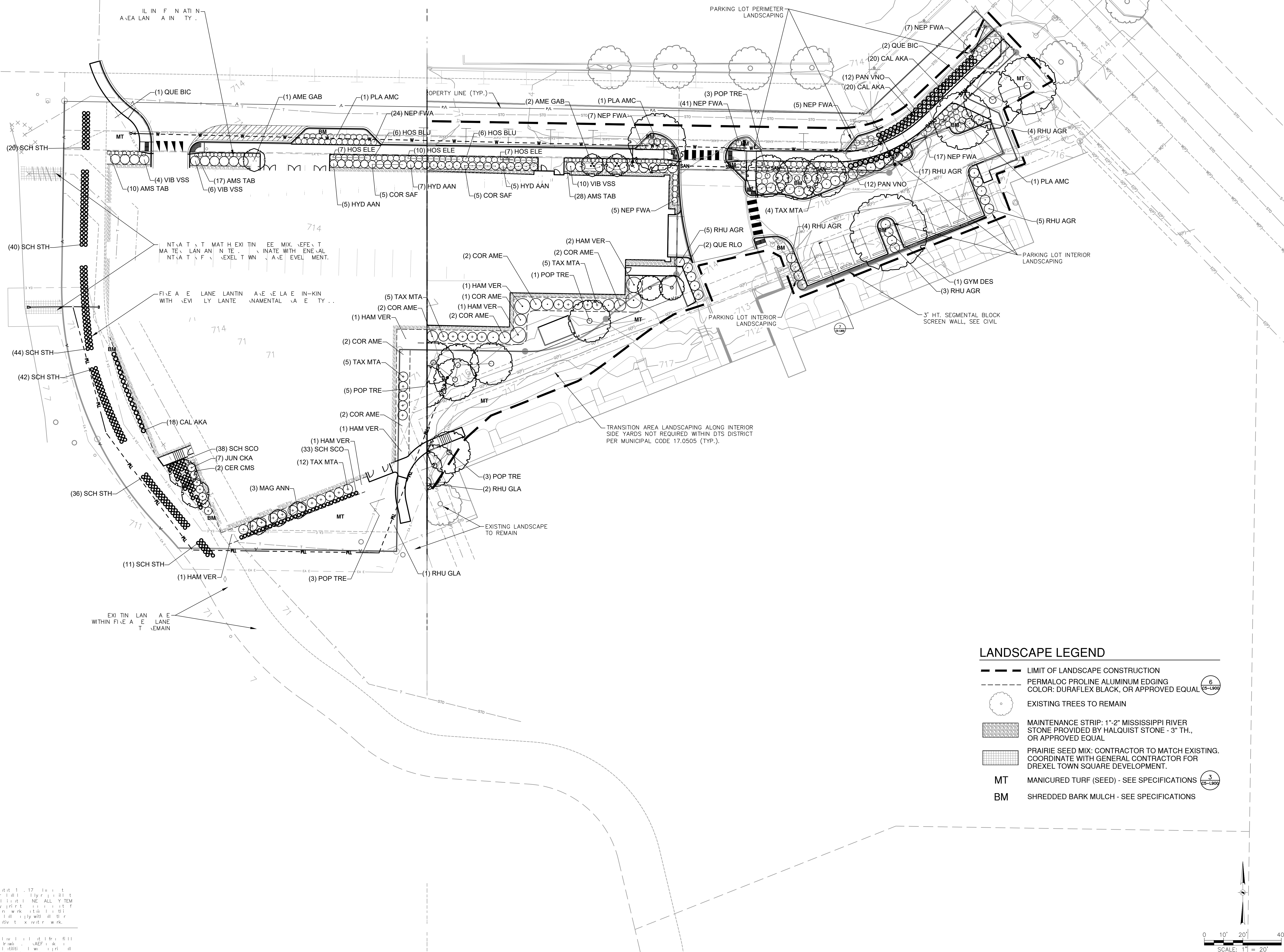
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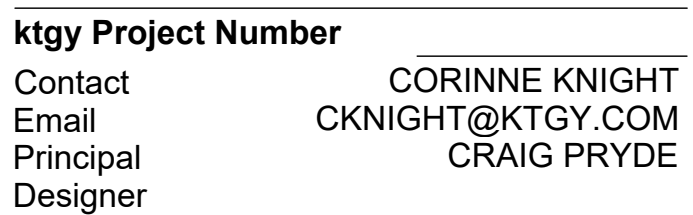
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ORNAMEN A REES	BO AN CA NAME	COMMON NAME	S ZE	MA URE S ZE	SPAC NG	Q Y
AME GAB	Ame anchier x grandif ora Autumn Bri iance	Autumn Bri iance Serviceberry	10 12 c ump BB	20 h x 15 w	as shown	3
CER CMS	Cercis canadensis Minnesota Strain	Minnesota Strain Eastern Redbud	8 10 c ump BB	20 h x 20 w	as shown	2
MAG ANN	Magnoja Ann	Ann Magnoia	4-5 c ump BB	8 10 h x 10-12 w	as shown	3
SHADE REES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	SPACING	QTY
GYM DES	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2.5" BB	50"-60"h x 50"-60"w	as shown	1
P A AMC	Patanus x acerifolia 'Morton Circle'	Exclamation London Planetree	2.5" BB	60"h x 45w	as shown	3
POP RE	Populus tremuloides	Quaking Aspen	2.5" BB	40'-50"h x 20'-30"w	as shown	15
QUE B C	Quercus bicolor	Swamp White Oak	2.0" BB	50"h x 50"w	as shown	3
QUER R O	Quercus robur x bicolor 'Long'	Regal Prince English Oak	2.0" BB	45"h x 18"w	as shown	2
DEC DUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	SPACING	QTY
COR SAF	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	24" ht.	3'-4'h x 3'-4'w	48" o.c.	10
COR AME	Corylus americana	American Filbert	36" ht.	10'h x 10'w	72" o.c.	13
HAM VER	Hamamelis vernalis	Vernal Witchhazel	36" ht.	6'-10'h x 10'-15'w	96" o.c.	8
HYD AAN	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	36" ht.	5'h x 5'w	48" o.c.	17
RHU AGR	Rhus aromatica 'Gro Low'	Gro Low Sumac	24" spread	2'h x 7'w	60" o.c.	38
RHU G A	Rhus glabra	Smooth Sumac	36" ht.	12'h x 10'w	72" o.c.	3
V B VSS	Viburnum carlesii 'J.N. Select S'	Sugar n' Spice Korean Spice Viburnum	36" ht.	6'-8'h x 6'-8'w	60" o.c.	20
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	SPACING	QTY
JUN CKA	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	18" ht.	2'-3'h x 5'w	48" o.c.	7
AX M A	axus x media 'Tauntonii'	Taunton's Yew	30" ht.	3'-4'h x 4'-6'w	60" o.c.	31
ORNAMEN A GRASSES & SEDGES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	SPACING	QTY
CA AKA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	5'h x 30" w	30" o.c.	58
PAN VNO	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	6'h x 30" w	36" o.c.	24
SCH SCO	Schizachyrium scoparium	Little Bluestem Grass	1 gal.	2'-4'h x 18"-24" w	24" o.c.	71
SCH S H	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem Grass	1 gal.	2'-4'h x 18"-24" w	24" o.c.	193
PERENN A S	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	SPACING	QTY
AMS AB	Amsonia tabernaemontana	Eastern Bluestar	1 gal.	2'-3'h x 3'w	24" o.c.	55
HOS B U	Hosta x 'Blue Angel'	Blue Angel Hosta	1 gal.	3'h x 4'w	36" o.c.	12
HOS E E	Hosta x 'Elegans'	Elegant Hosta	1 gal.	3'h x 4'w	36" o.c.	24
NEP FWA	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	2'h x 3'w	36" o.c.	106

[illegible]

NOT FOR CONSTRUCTION

[illegible]

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LANDSCAPE DETAILS,  
NOTES, & PLANT LIST

# C5-L900



IMPERVIOUS %: **84.49%**  
PERVIOUS %: **15.50 %**

<b>ktgy Project Number</b>	
Contact	CORINNE KNIGHT
Email	CKNIGHT@KTGY.COM
Principal	CRAIG PRYDE
Designer	

**Developer**  
BLVD  
260 E HIGHLAND AVE  
Suite 123  
MILWAUKEE, WI 53202  
<http://www.barrettlo.com/>

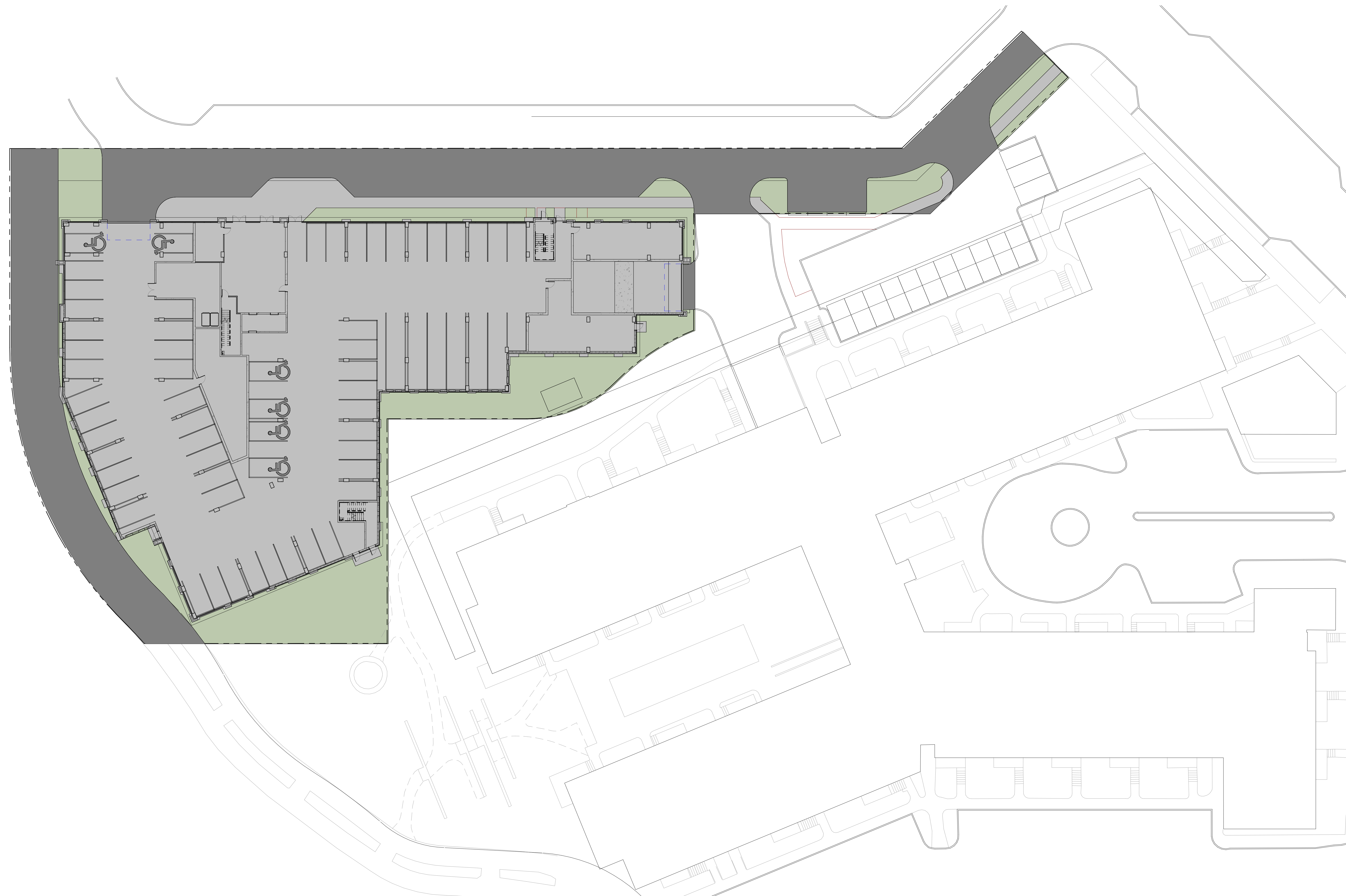
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08/29/23

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LOT COVERAGE  
CALCULATIONS

A1-101





[illegible]

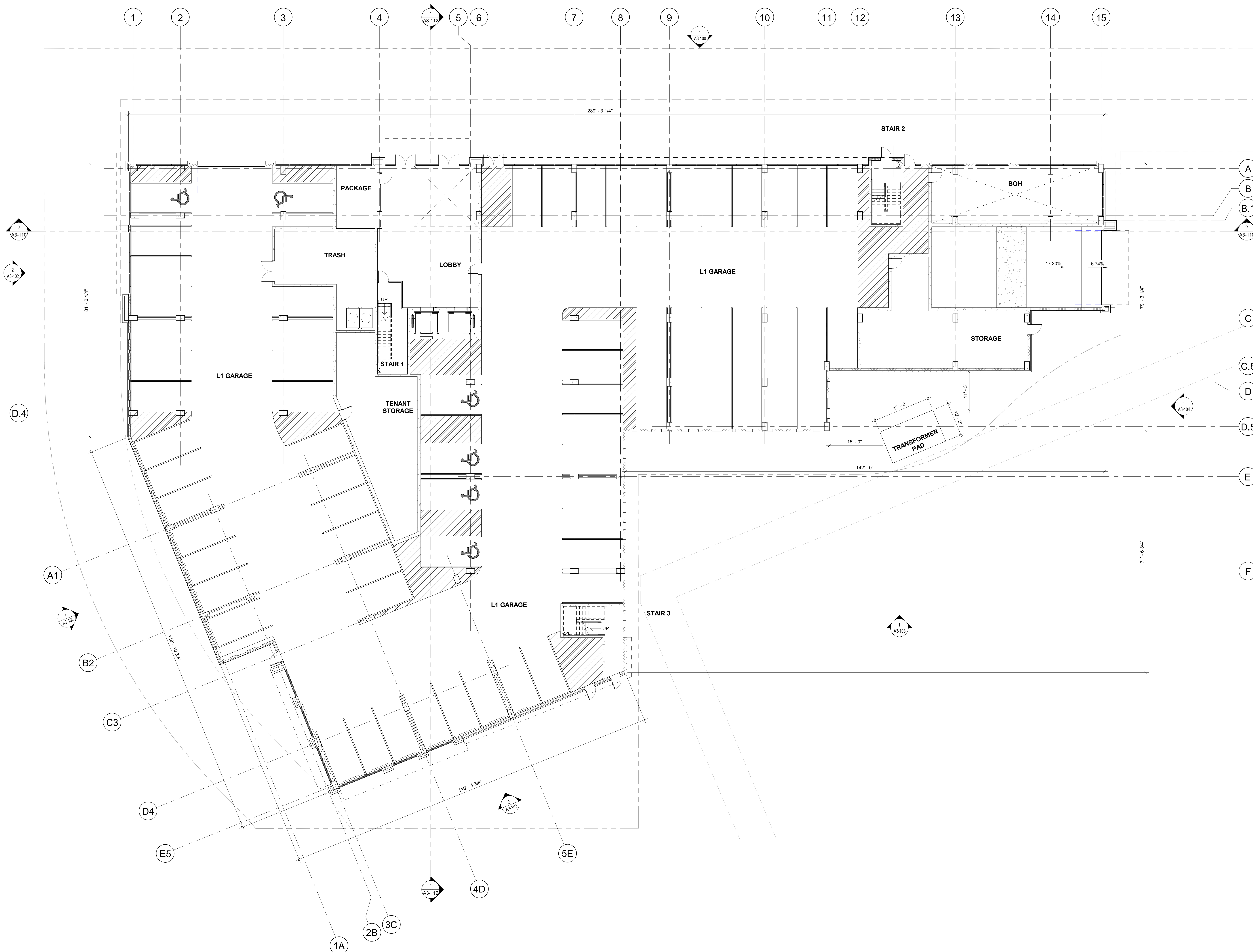
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NOT FOR  
CONSTRUCTION

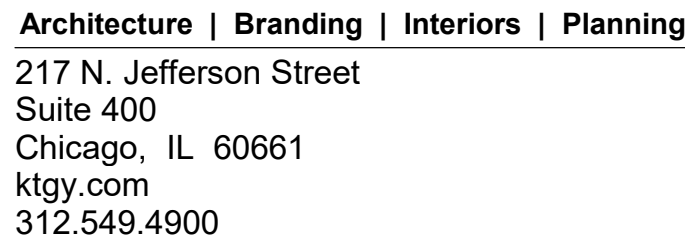
01/19/2020

FIRST FLOOR OVERALL  
PLAN

A2-101







<b>ktgy Project Number</b>	
Contact	CORINNE KNIGHT
Email	CKNIGHT@KTGY.COM
Principal	CRAIG PRYDE
Designer	

**BARRETT LO**  
VISIONARY DEVELOPMENT

**Developer**  
BLVD  
260 E HIGHLAND AVE  
Suite 123  
MILWAUKEE, WI 53202  
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[illegible]

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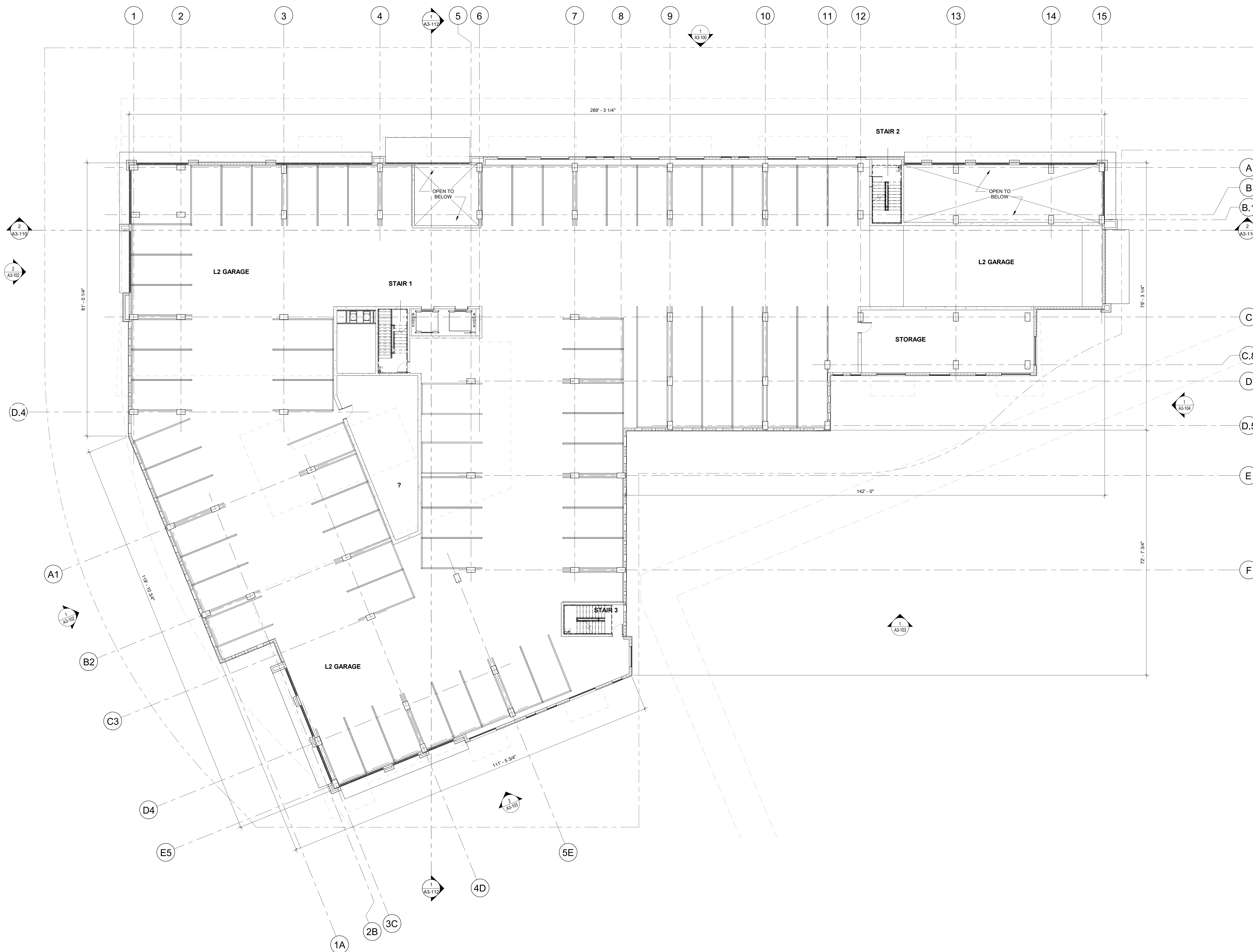
NOT FOR  
CONSTRUCTION

01/20/23

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SECOND FLOOR  
OVERALL PLAN

A2-102



Printed: 8/28/2023 5:03:55 PM  
COMPV81CAT 2022 KTCV GENI  
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## SECOND FLOOR OVERALL PLAN

SCALE:  
3/32" = 1'-

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[illegible]

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NOT FOR  
CONSTRUCTION

01/20/23

THIRD FLOOR OVERALL  
PLAN

A2-103



[illegible]

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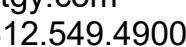
NOT FOR CONSTRUCTION

01/20/2

TYPICAL FLOOR  
FOUR-SIX OVERALL PLAN

A2-104





## Designers

<http://www.barrettlo.com>

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1

# A2-105







SCALE: 1/8" = 1'-0"	1
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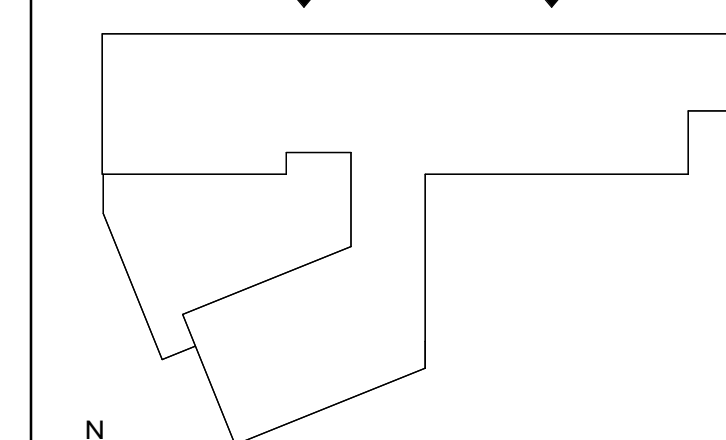


SCALE: 1/8" = 1'-0"	2
------------------------	---

	FIBER CEMENT PANEL - WHITE
	FIBER CEMENT PANEL - LIGHT GREY
	FIBER CEMENT PANEL - DARK GREY
	FIBER CEMENT LAP SIDING - OYSTER
	WOOD LAP SIDING
	GRANITE - LIGHT GREY
	GRANITE - DARK GREY
	METAL PANEL 1
	METAL PANEL 2

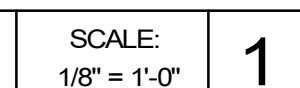
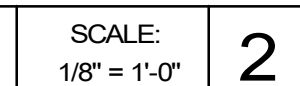


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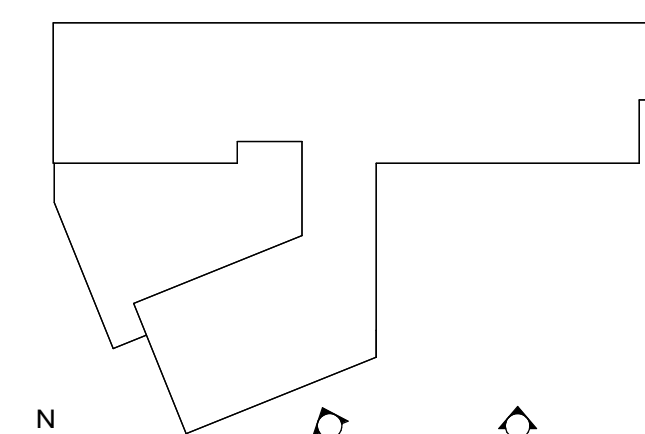


A3-101

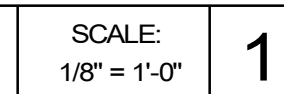
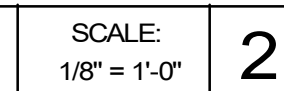








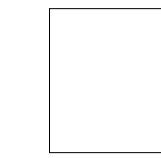
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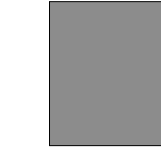
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## MATERIAL LEGEND



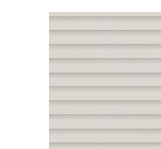
FIBER CEMENT PANEL -  
WHITE



FIBER CEMENT PANEL -  
LIGHT GREY



FIBER CEMENT PANEL -  
DARK GREY



FIBER CEMENT LAP  
SIDING - OYSTER



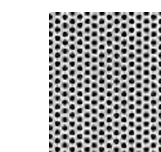
WOOD LAP SIDING



GRANITE - LIGHT GREY



GRANITE - DARK GREY



METAL PANEL 1



METAL PANEL 2

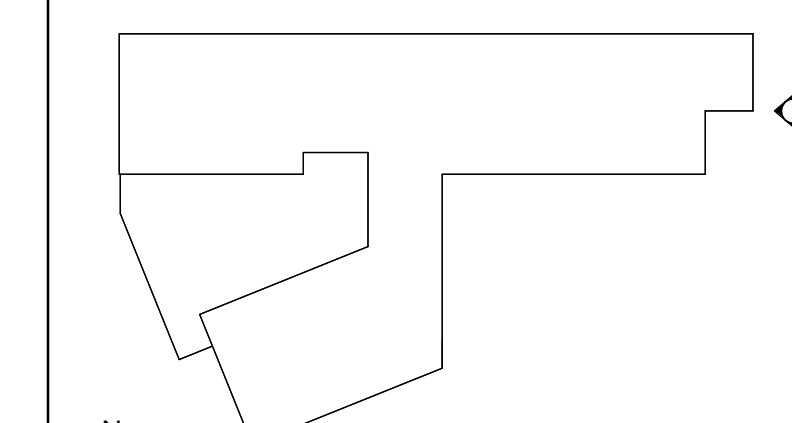


EAST ELEVATION

SCALE:  
1/8" = 1'-0"

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## KEY PLAN



08/10/23

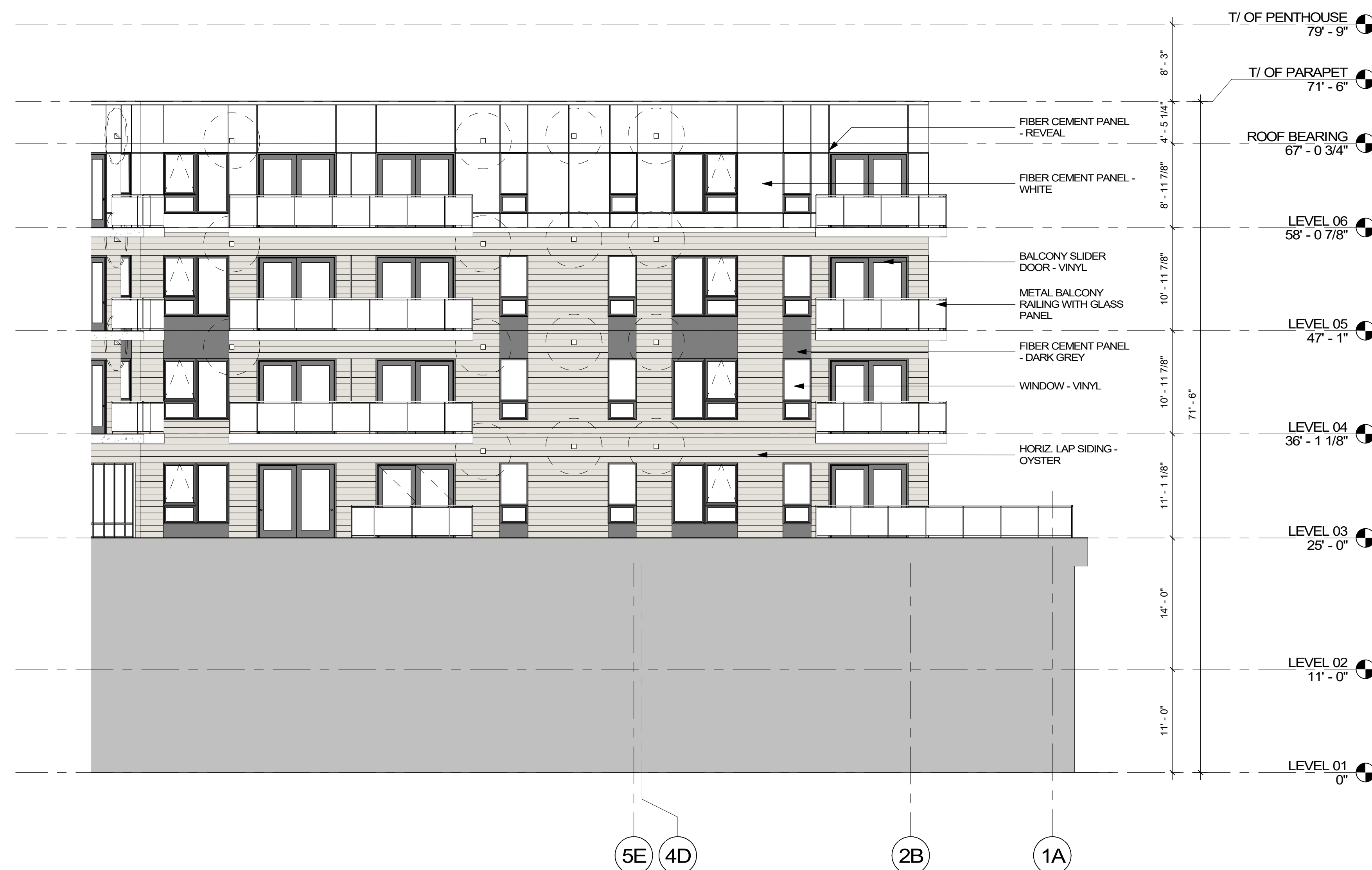
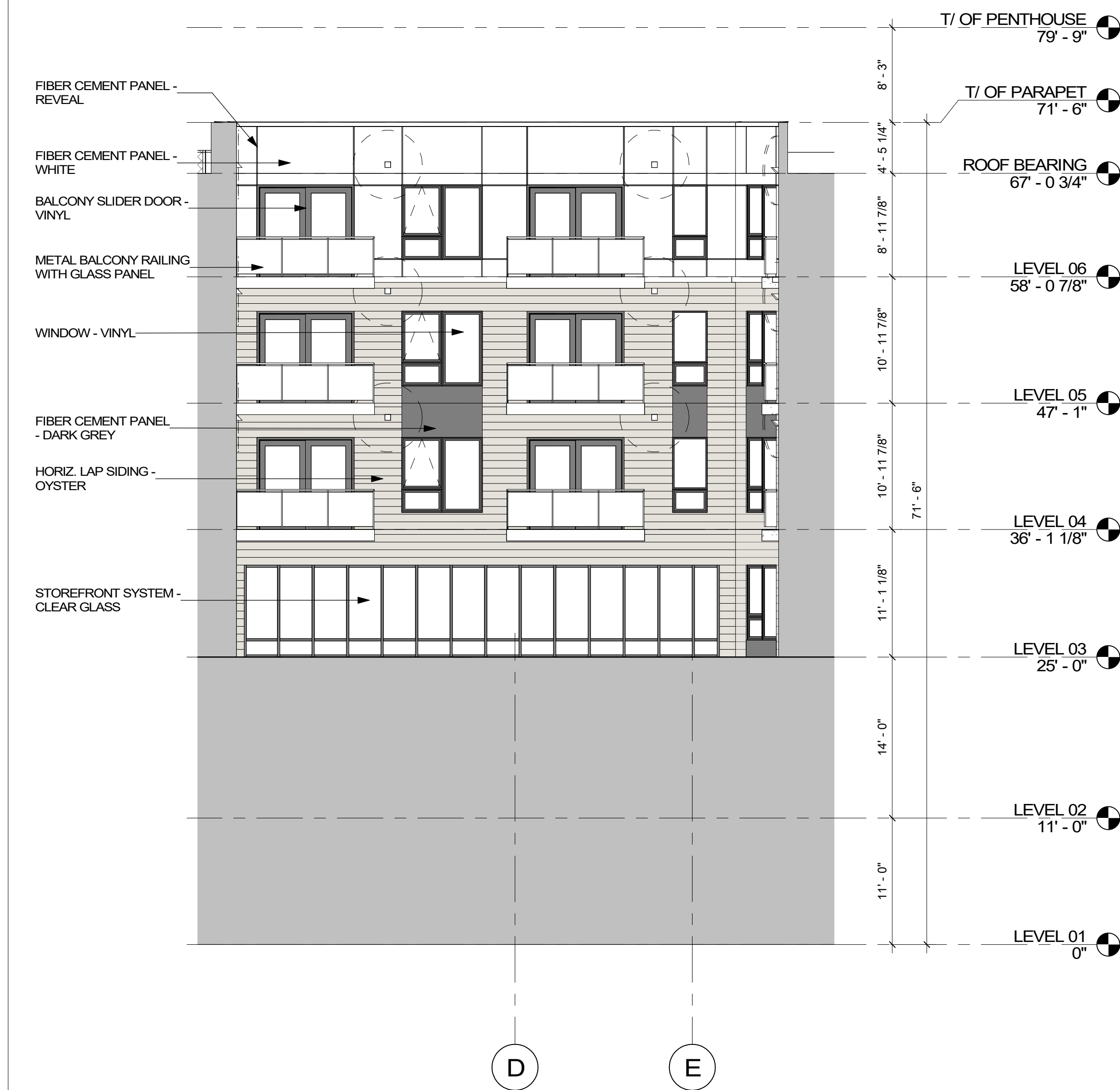
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EXTERIOR ELEVATIONS

A3-104

[illegible]

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## MATERIAL LEGEND

	FIBER CEMENT PANEL - WHITE
	FIBER CEMENT PANEL - LIGHT GREY
	FIBER CEMENT PANEL - DARK GREY
	FIBER CEMENT LAP SIDING - OYSTER
	WOOD LAP SIDING
	GRANITE - LIGHT GREY
	GRANITE - DARK GREY
	METAL PANEL 1
	METAL PANEL 2

[illegible]

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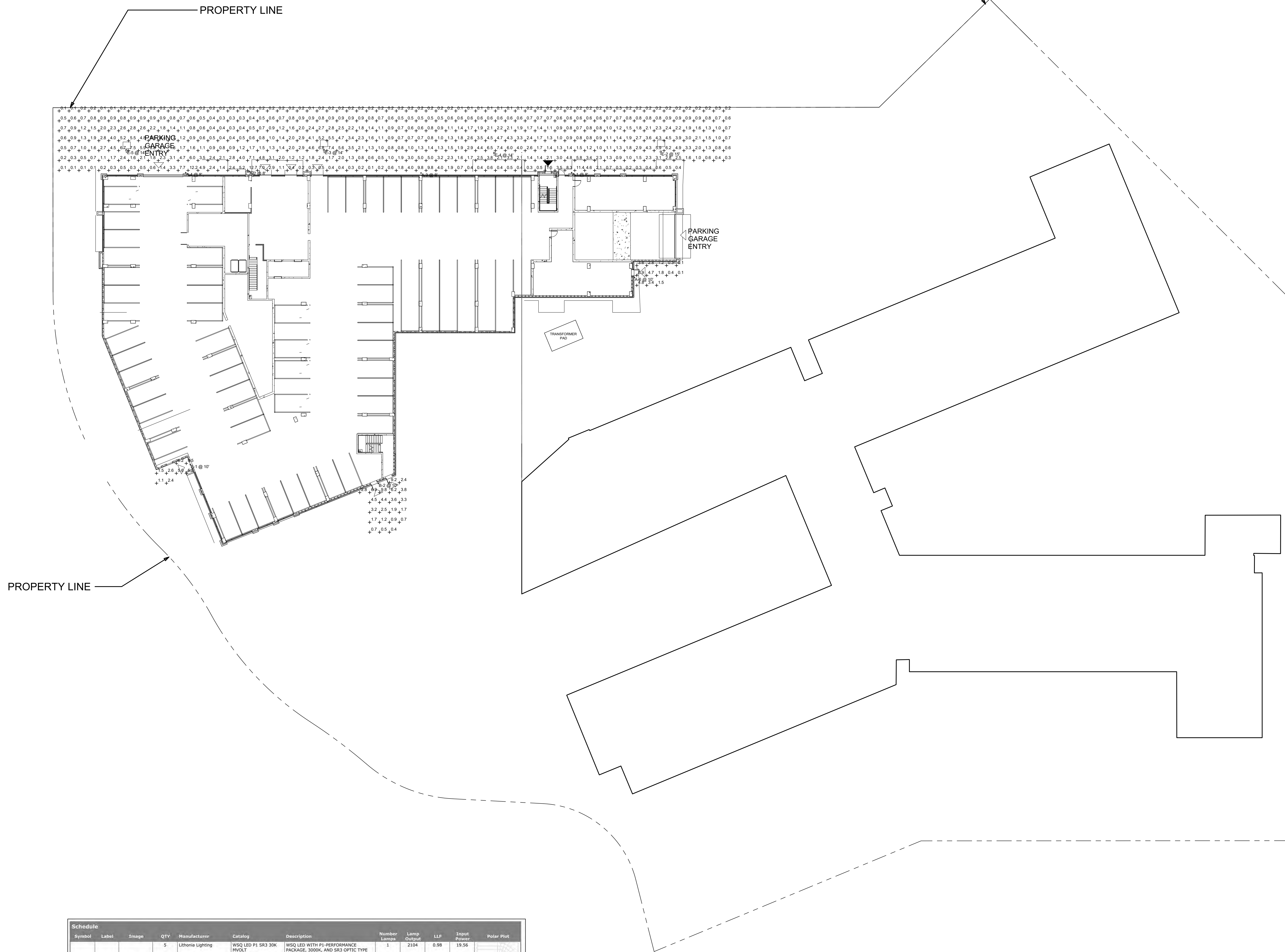














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Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LED	Input Power	Polar Plot
	A		5	Lithonia Lighting	WSQ LED P1 SR3 30K MVOLT	WSQ LED WITH P1-PERFORMANCE PACKAGE, 3000K, AND SR3 OPTIC TYPE	1	2104	0.98	19.56	 Max: 1228cd
	B		2	Lithonia Lighting	WSQ LED P3 SR4 30K MVOLT	WSQ LED WITH P3-PERFORMANCE PACKAGE, 3000K, AND SR4 OPTIC TYPE	1	4377	0.98	39.31	 Max: 2863cd
	E		4	SIGNIFY CANADA LTD	P15-P-402-730-T2M	Pureform Area Small 15" Square, 32 LED's, 3000K CCT, TYPE T2M OPTIC,	1	3838	0.96	26.6	 Max: 3074cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	3.3 fc	9.8 fc	0.4 fc	24.5:1	8.3:1
Calc Zone #3	+	4.3 fc	9.5 fc	1.1 fc	8.6:1	3.9:1
Calc Zone #4	+	1.7 fc	12.7 fc	0.1 fc	127.0:1	17.0:1
Calc Zone #1	+	2.4 fc	6.9 fc	0.1 fc	69.0:1	24.0:1



[illegible][illegible]The logo for ktg consists of the lowercase letters 'k', 't', and 'g' in a bold, sans-serif font. The letters are white and are set against a dark, rectangular background. The 'k' and 't' are positioned to the left of the 'g', which is slightly larger and more prominent. The letters are closely spaced, creating a cohesive and modern look.

**Architecture | Branding | Interiors | Planning**

217 N. Jefferson Street  
Suite 400  
Chicago, IL 60661  
ktg.com  
312.549.4900

<b>ktgy Project Number</b>	
Contact	CORINNE KNIGHT
Email	CKNIGHT@KTGY.COM
Principal	CRAIG PRYDE
Designer	

**BARRETT LO**  
VISIONARY DEVELOPMENT

**Developer** \_\_\_\_\_  
BLVD  
260 E HIGHLAND AVE  
Suite 123  
MILWAUKEE, WI 53202  
<http://www.barrettlo.com/>

[illegible]

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by Signify

## Site & Area

### PureForm

P15 small square area light  
with comfort optics



**Gardco PureForm LED area small square comfort P15** features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare and are ideally suited for pedestrian scale applications. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Cat.No: \_\_\_\_\_

Type: \_\_\_\_\_

Lumens: \_\_\_\_\_ Qty: \_\_\_\_\_

Notes: \_\_\_\_\_

## Ordering guide

example: P15-C-A01-840-T5S-AR1-UNV-BL30-MW-EHS-BZ

Prefix		Optic Technology		Configuration (nominal lumens)		Color Temperature		Distribution		Mounting		Voltage		
P15		C												
P15	PureForm area small, 15" square	C	Comfort	A01	2,000 lumens	830	80CRI 3000K	T1S	Type 1 Short	AR1 <sup>3</sup>	Arm mount (Standard)	120	120V	
				A02	4,000 lumens	840	80CRI 4000K	T2S	Type 2 Short			208	208V	
				A03	6,000 lumens	750 <sup>2</sup>	70CRI 5000K	T4S	Type 4 Short			240	240V	
				A04	8,000 lumens			4CD	Type 4 Concentrated Downlight		The following mounting kits must be ordered separately (See accessories)	277	277V	
				A05	10,000 lumens			T5S	Type 5 Short	RAM <sup>3</sup>	Retrofit arm mount kit	347	347V	
										WAL	Wall mount	480	480V	
												UNV	120-277V (50/60Hz)	
												HVU	347-480V (50/60Hz)	
Options														
Dimming controls					Motion sensor lens			Electrical/Shielding			Emergency		Finish	
(0-10V dimming driver standard)					MW <sup>6,12,14</sup> Microwave HF Sensor			PCB <sup>8,9</sup> Photocontrol Button			EM <sup>1,4,5,8</sup> Emergency battery pack		Textured	
DLEA <sup>4</sup> Dimming Leads Externally Accessible (controls by others)								TR7 <sup>8,10</sup> 7-pin Twist Lock Receptacle					BK Black	
FAWS <sup>4,5</sup> Field Adjustable Wattage Selector								TLP <sup>9,11</sup> 7-pin Twist Lock Receptacle w/3-pin Photocell					WH White	
BL30 <sup>4,6</sup> Bi-level set at 30% dimming								SP2 <sup>13</sup> Increased 20kA					BZ Bronze	
SRDR <sup>1,4,7,8,15</sup> SR driver connected to Zhaga socket, top mounted								FS1 <sup>9</sup> Single Fuse (120, 277, 347VAC)					DG Dark Gray	
DynaDimmer: Automatic Profile Dimming								FS2 <sup>9</sup> Double Fuse (208, 240, 480VAC)					MG Medium Gray	
								The following option must be ordered separately (See accessories)					Customer specified	
CS50 <sup>4,8</sup> Security 50% Dimming, 7 hours													RAL Specify optional color or RAL (ex: RAL7024)	
CM50 <sup>4,8</sup> Median 50% Dimming, 8 hours													CC Custom color (Must supply color chip for required factory quote)	
CS30 <sup>4,8</sup> Security 30% Dimming, 7 hours														
CM30 <sup>4,8</sup> Median 30% Dimming, 8 hours								EHS External house side shield						

1. Only available with A01 and A03.
2. Extended lead times apply. Contact factory for details.
3. Mounts to a 4-5" OD round pole with adapter included for square poles.
4. Not available with other dimming control options (mutually exclusive).
5. Not available with motion sensor.
6. BL30 must be specified with Microwave HF Sensor (MW).
7. Not available with photocontrols.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. All 7 pins in NEMA receptacle are connected to SR driver.

11. Not available in 480V. Order photocell separately with TR7.
12. Not available with DLEA, SRDR, FAWS, CS50, CM50, CS30, and CM30 dimming control options.
13. Product ships standard with 10kA.
14. Only available in 120/277/347V.
15. When ordering SRDR, controller to be used on socket must be SR compatible (See specifications for more details)







## PLAN COMMISSION REPORT

Proposal: Land Acquisition – 8830 S. 27<sup>th</sup> St.

Description: Review a proposal by CR Devco/Heyday for City acquisition of the property at 8830 S. 27<sup>th</sup> St.

Applicant(s): CR Devco/Heyday

Address(es): 8830 S. 27<sup>th</sup> St. (6<sup>th</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends that the Common Council accepts the dedication of land at 8830 S. 27<sup>th</sup> St.

---

Owner(s): CR Devco/Heyday

Tax Key(s): 857-9016-000

Lot Size(s): 12.07 ac (525,729 sf)

Current Zoning District(s): Rd-1, Two-Family Residential

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No Floodplain: ☒ Yes ☐ No

Comprehensive Plan: Commercial; Single-Family Detached

---

### Background:

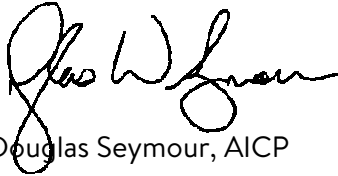
At the April 25, 2023 meeting, the Plan Commission reviewed and approved site and building plans for the Heyday development on the properties at 2231 W. Puetz Rd., 8843 S. 13<sup>th</sup> St., 8950 S. 20<sup>th</sup> St. Within the approval decision was the following condition: “That Lot 3 of the CSM to be recorded is preserved through dedication, deed restriction, or conservation easement in lieu of a full tree inventory and replacement plan for Lots 1 and 2.” The Applicants are now requesting, following a positive recommendation by the Parks and Recreation Commission at their November 2 meeting, a recommendation by the Plan Commission that the dedication of land at 8830 S. 27<sup>th</sup> St. be accepted by the Common Council. Although specific plans have not been discussed, the land would be utilized for natural resource park purposes. Staff support this request in fulfillment of the April 25, 2023 conditions of approval and in lieu of a full tree inventory for Lots 3 & 4.

Changes to the Comprehensive Plan and zoning district would be initiated should the lands be accepted for park purposes.

**Options/Alternatives:** The Plan Commission has the discretion to recommend Common Council acceptance of the dedication of land for park purposes. Should the lands not be recommended for acquisition, a full tree inventory and preservation plan would be required.

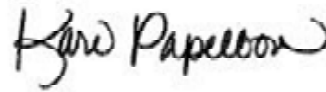
---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

---

Attachments:

Location Map

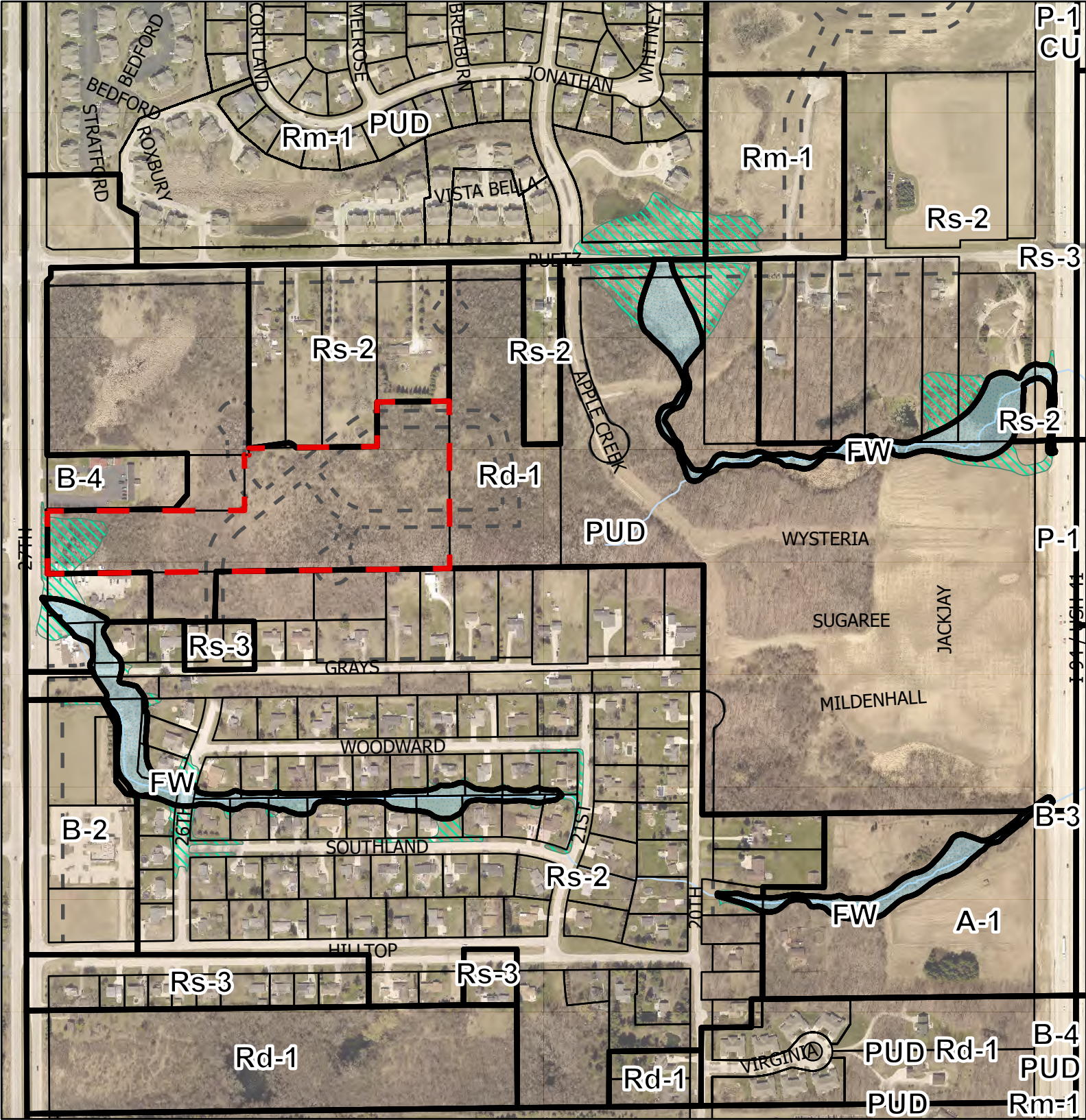
Parks and Recreation Commission Report (2 pages)

CSM 9496 (15 pages)



# Location Map

## 8830 S. 27th St.



This map is not a survey of the actual boundary of the property this map depicts



- Legend**
-  Zoning
  -  Official Street Map
  -  Floodway
  -  Flood Fringe
  -  Parcels
  -  2231 W. Puetz Rd





## PARKS & RECREATION COMMISSION

<b>Agenda Item:</b>	Discussion on parkland dedication – 2231 W. Puetz Rd.
<b>Proposed by:</b>	HeyDay Development and City of Oak Creek
<b>Description:</b>	Discussion of proposed parkland dedication at 2231 W. Puetz Rd
<b>Suggested Motions:</b>	That the Parks and Recreation Commission recommend the acceptance of dedication of property at 2231 W. Puetz Rd to the Plan Commission and Common Council.

---

### Background:

On April 25, 2023, the Plan Commission approved site and building plans for a residential development on portions of the properties at 2231 W. Puetz Rd. 8843 S. 13<sup>th</sup> St., and 8950 S. 20<sup>th</sup> St. The development is known as Heyday Oak Creek and includes 22 single-story residential buildings with a total of 130 units.

As part of this development, the Zoning Code requires the submission of a tree inventory and replacement plan. The developer has proposed preservation of a 12-acre wooded lot in lieu of this requirement, as shown in the attached site plan. The intent is for this preserved area to become a natural resource park. This area features high quality wetlands and areas of quality woodlands. The proposed landscape plan for the Heyday Oak Creek development is designed to blend into the surrounding woodlands, protect the existing stream, wetland areas, and exceed landscape requirements per Code. Staff believes that the proposed preservation of 2231 W. Puetz Rd would exceed the city's tree preservation requirements and recommended acceptance of this proposal to the Plan Commission.

The Plan Commission approved site and building plans for the development with the following condition: "That Lot 3 of the CSM to be recorded is preserved through dedication, deed restriction, or conservation easement in lieu of a full tree inventory and replacement plan for Lots 1 and 2." To move forward, Plan Commission and Common Council must accept this dedication of land in lieu of a tree preservation plan for the property.

This is being brought forward for consideration by the Parks and Recreation Commission to evaluate the proposed dedication and to determine whether it would be appropriate for dedication as a public park.

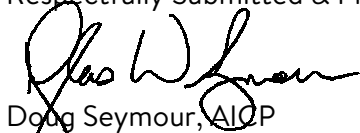
**Options:**

The Commission could recommend that the dedication be accepted by the Plan Commission and Common Council, in which case this property would be transferred into public ownership and included as a public park in the forthcoming update to the Parks and Open Space Plan.

Should the Commission not recommend acceptance of this dedication (and subsequently the Plan Commission and Common Council) staff would proceed with the property owner to record appropriate easements and/or deed restrictions to fulfill this condition of approval.

In any case, this proposal will be brought forward to the Plan Commission (November 14<sup>th</sup>) and Common Council.

Respectfully Submitted & Prepared By:



Doug Seymour, AICP  
Director of Community Development

---

**Attachments:**

Location Map (1 page)

HeyDay Site Plan (1 page)

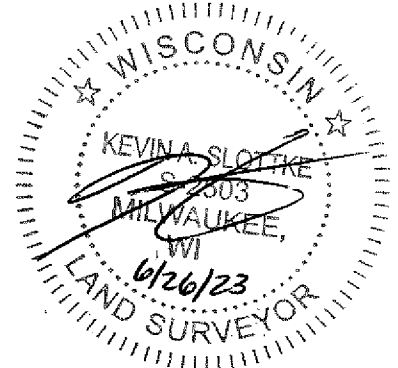
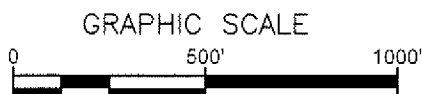
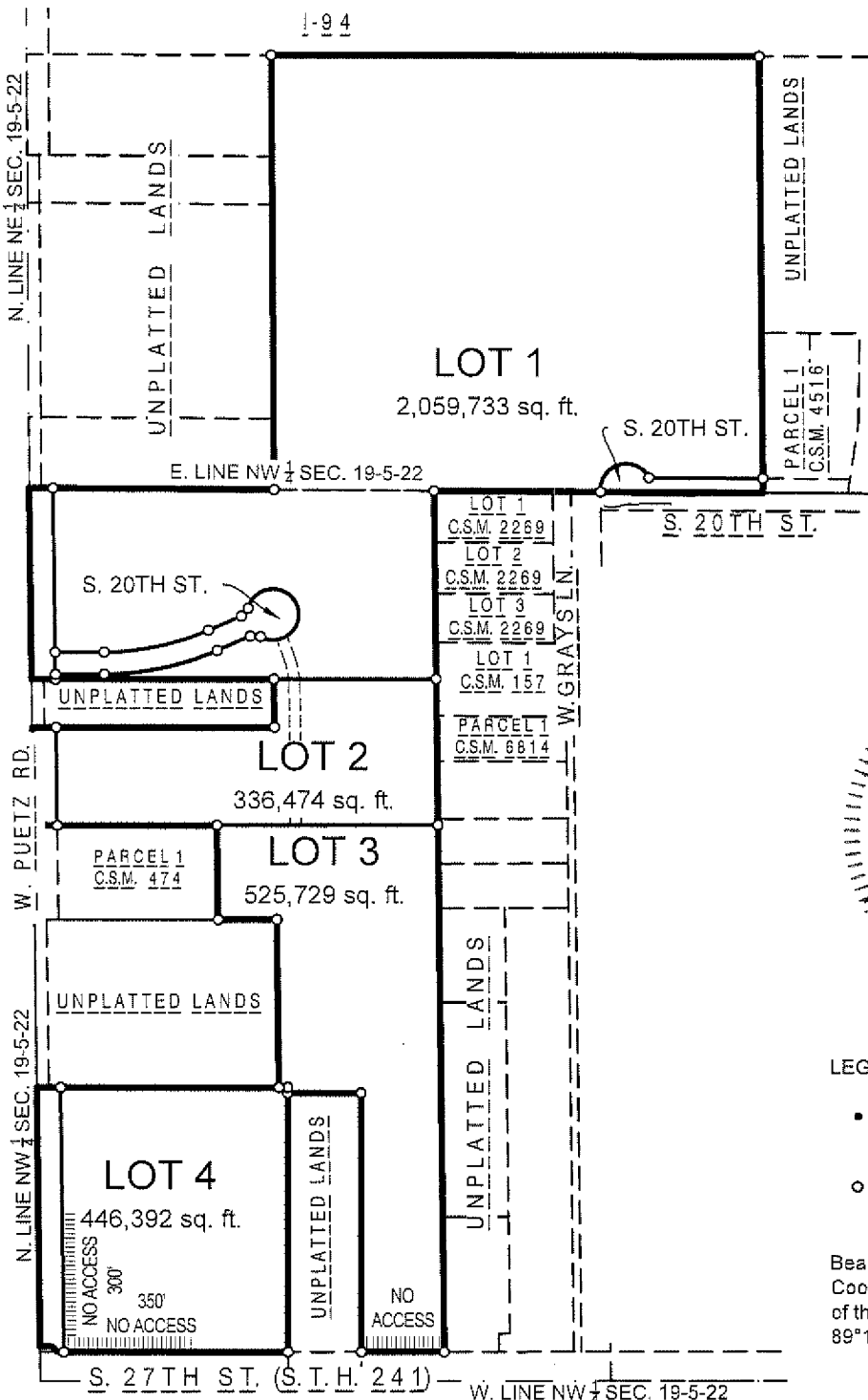
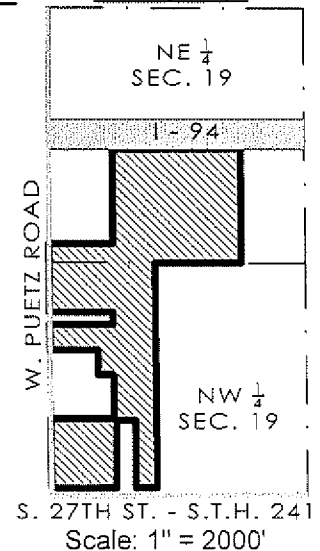


# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



Vicinity Map:



## LEGEND & NOTES:

- Indicates found monumentation, as noted on drawing.
- Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

Bearings referenced to Wisconsin State Plane Coordinate System, NAD 1983, with the north line of the NW 1/4 of Sec. 19-5-22, bearing N 89°12'41" E.

DOC # 11348549

RECORDED:

06/30/2023 06:08 AM

ISRAEL RAMON

REGISTER OF DEEDS

MILWAUKEE COUNTY, WI

AMOUNT: 30.00

CSM NUMBER: 9496

## TABLE OF CONTENTS:

Sheet 1.....	Overall lot layout areas & monumentation
Sheets 2 - 7.....	Lot dimensions, floodplain (Sheets 4 & 5), public dedications, easements
Sheet 8.....	Surveyor's Certificate
Sheets 9 - 12.....	Wetland shapes
Sheets 13 - 14.....	Wetland Line Tables
Sheet 15.....	Certificates

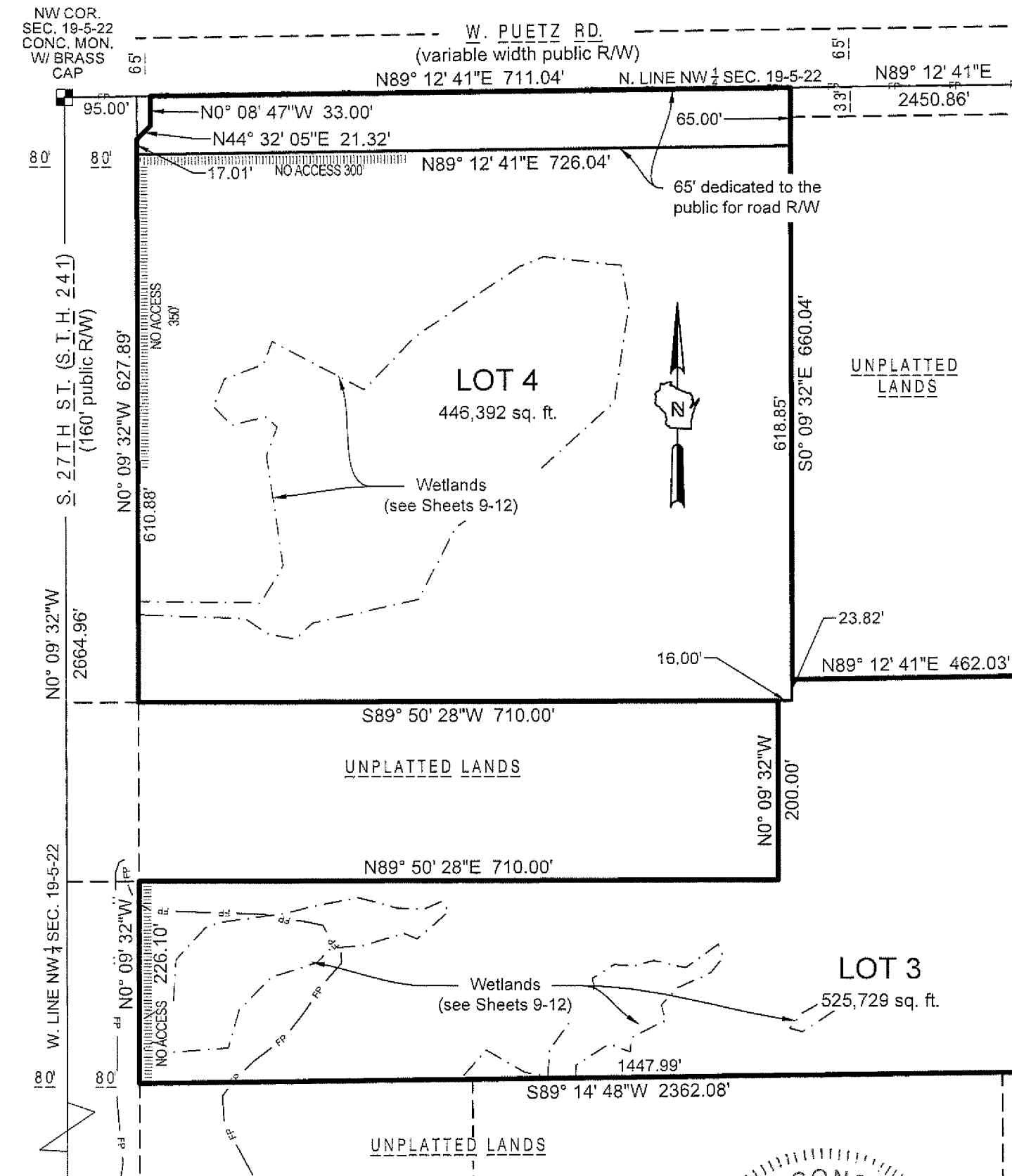
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PROJECT NUMBER 20312 DRAFTED BY BMR

Sheet 1 of 15

# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



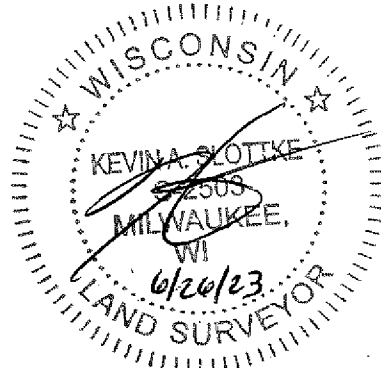
## LEGEND & NOTES:

- Indicates found monumentation, as noted on drawing.
- Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

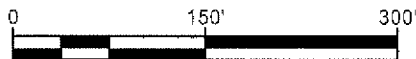
Bearings referenced to Wisconsin State Plane Coordinate System, NAD 1983, with the north line of the NW 1/4 of Sec. 19-5-22, bearing N 89°12'41" E.

WisDOT Access Management Plan for S.T.H. 241 does not permit access to Lots 3 or 4 to S. 27th St. - S.T.H. 241)

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## GRAPHIC SCALE

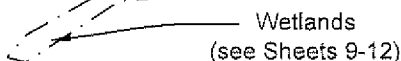


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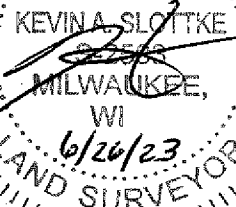
## 9496

Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



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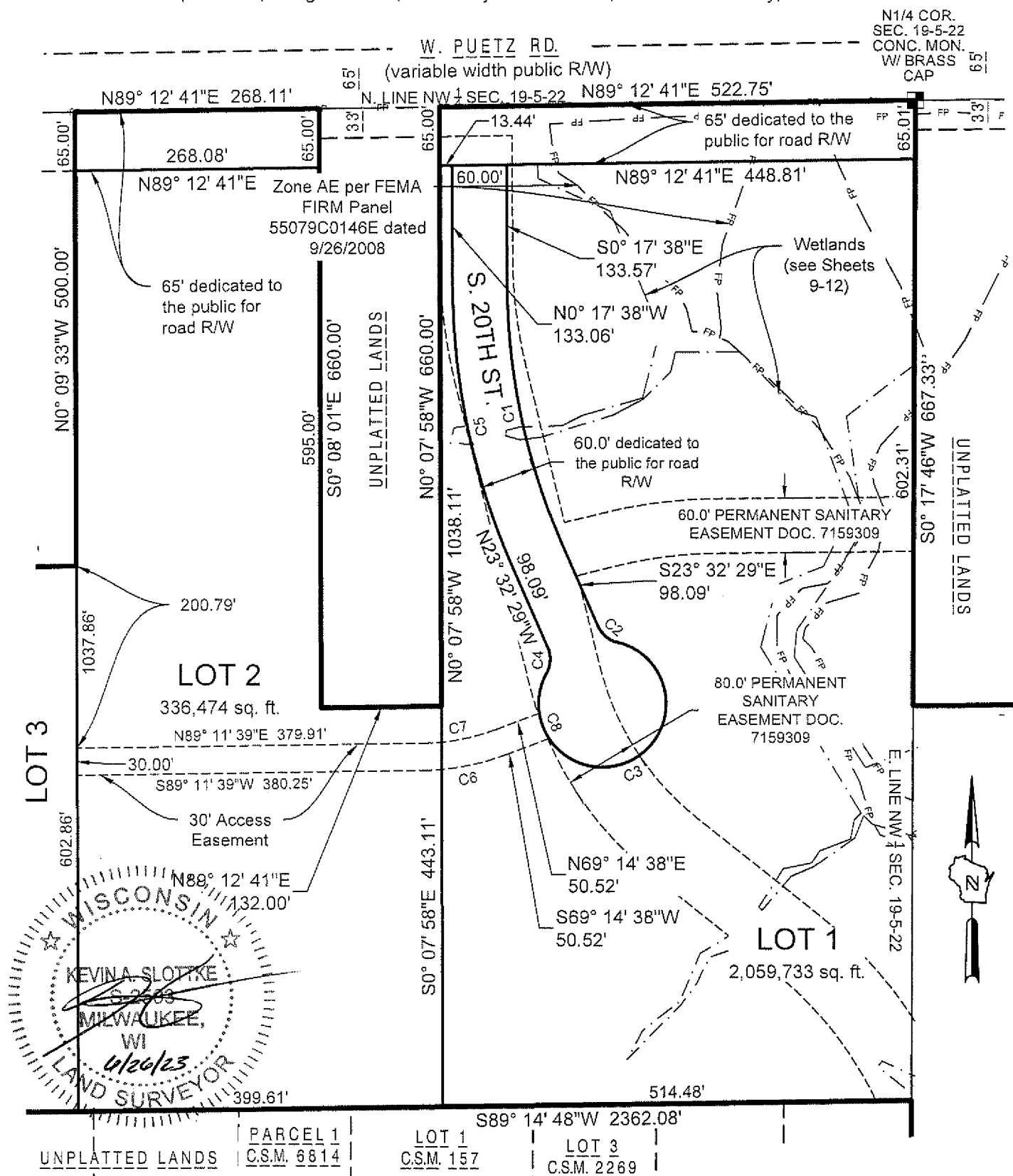
PROJECT NUMBER 20312 DRAFTED BY BMR





## 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	92.27	265.00	19°57'01"	S79° 13' 09"W	91.81
C7	81.83	235.00	19°57'01"	N79° 13' 09"E	81.41
C8	30.23	70.00	24°44'50"	S20° 45' 22"E	30.00
C1	292.13	720.00	23°14'50"	S11° 55' 03"E	290.13
C2	29.36	32.00	52°33'59"	S49° 49' 28"E	28.34
C3	348.36	70.00	285°07'57"	S66° 27' 31"W	85.10
C4	29.36	32.00	52°33'59"	N2° 44' 31"E	28.34
C5	316.48	780.00	23°14'50"	N11° 55' 03"W	314.31

LEGEND & NOTES:

- Found monumentation, as noted on drawing.
- Set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

Bearings referenced to Wisconsin State Plane Coordinate System, NAD 1983, with the north line of the NW 1/4 of Sec. 19-5-22, bearing N89°12'41"E.

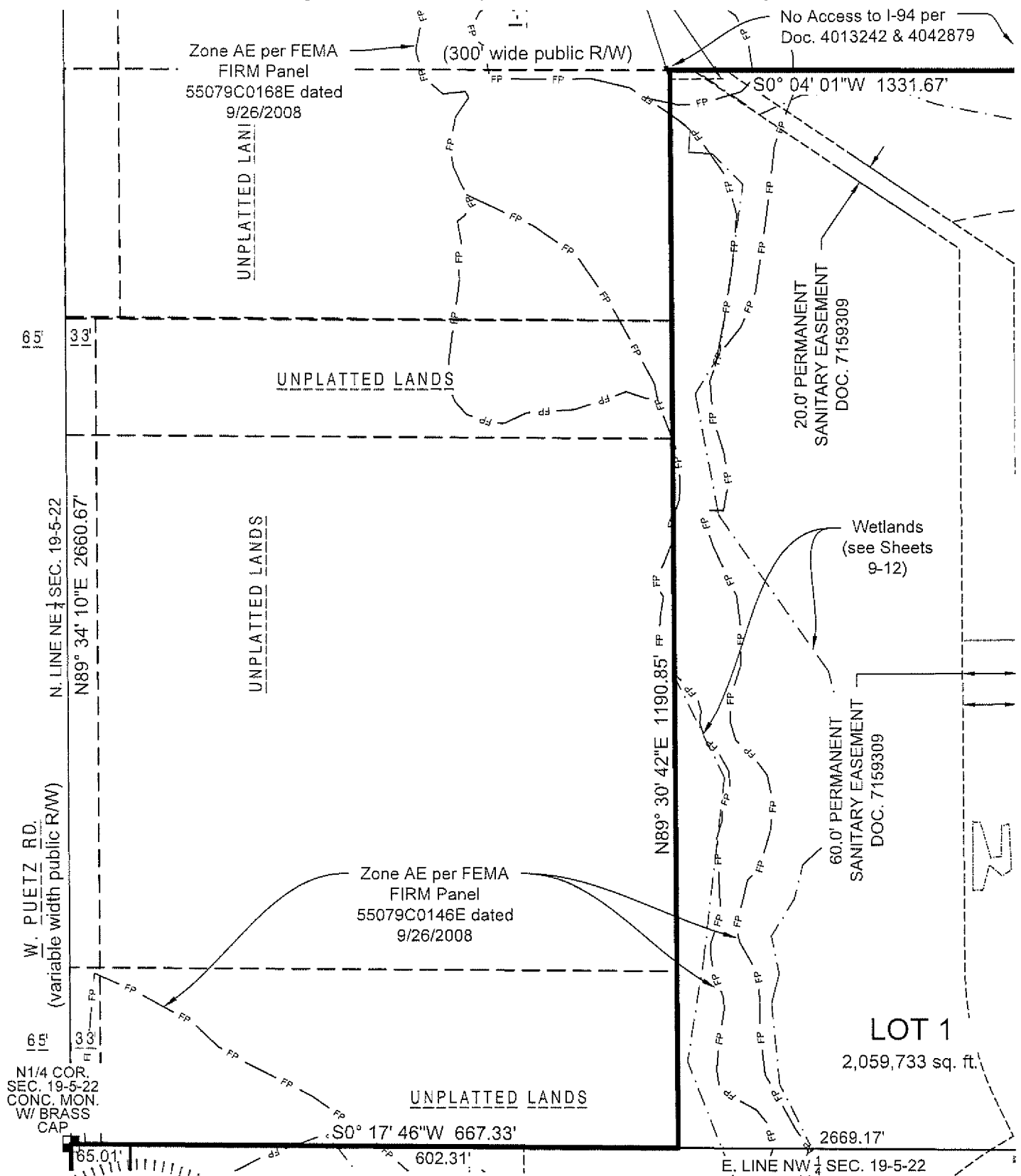
Floodplain line (Zone AE per FEMA FIRM panels  
55079C0168E & 55079C0146E, dated 9/26/2008 depicted by  
scaled and digitized mapping only)

PROJECT NUMBER 20312 DRAFTED BY BMR

Sheet 4 of 15

# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
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## LEGEND & NOTES:

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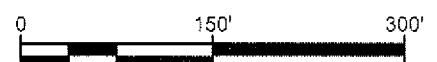
Bearings referenced to Wisconsin State Plane Coordinate System, NAD 1983, with the north line of the NW 1/4 of Sec. 19-5-22, bearing N 89°12'41" E.

Floodplain line (Zone AE per FEMA FIRM panels 55079C0168E & 55079C0146E, dated 9/26/2008 depicted by scaled and digitized mapping only)

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## GRAPHIC SCALE



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Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

I-94

S0° 04' 01"W 1331.67' (300' wide public R/W)

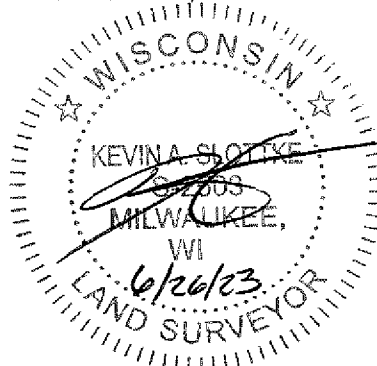
No Access to I-94 per Doc.  
4013242, 4042879, 4008469

60.0' PERMANENT  
SANITARY EASEMENT  
DOC. 7159309

Approximate location  
of existing City  
Sanitary Easement,  
no document provided

LOT 1

2,059,733 sq. ft.



Wetlands  
(see Sheets  
9-12)

Permanent  
Sanitary  
Sewer and  
Watermain  
Easement  
Doc.  
7159311

40' x 150'  
Permanent  
Watermain  
Easement  
Doc. 7159310

L=193.87  
R=70.00  
CH B=N16° 36' 19"W  
CH L=137.59  
Δ=158° 41' 11"

N0° 17' 46"E 311.02'

S. 20TH ST.

443.30'

40.01'

N0° 17' 46"E 898.27' E. LINE NW 1/4 SEC. 19-5-22

S. 20TH ST.  
(50' public R/W)

40' ded. to  
public for  
road R/W

## LEGEND & NOTES:

• Indicates found monumentation, as noted on drawing.

• Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

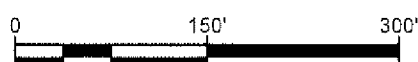
Bearings referenced to Wisconsin State Plane  
Coordinate System, NAD 1983, with the north line of  
the NW 1/4 of Sec. 19-5-22, bearing N 89° 12' 41" E.

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GRAPHIC SCALE



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Sheet 6 of 15

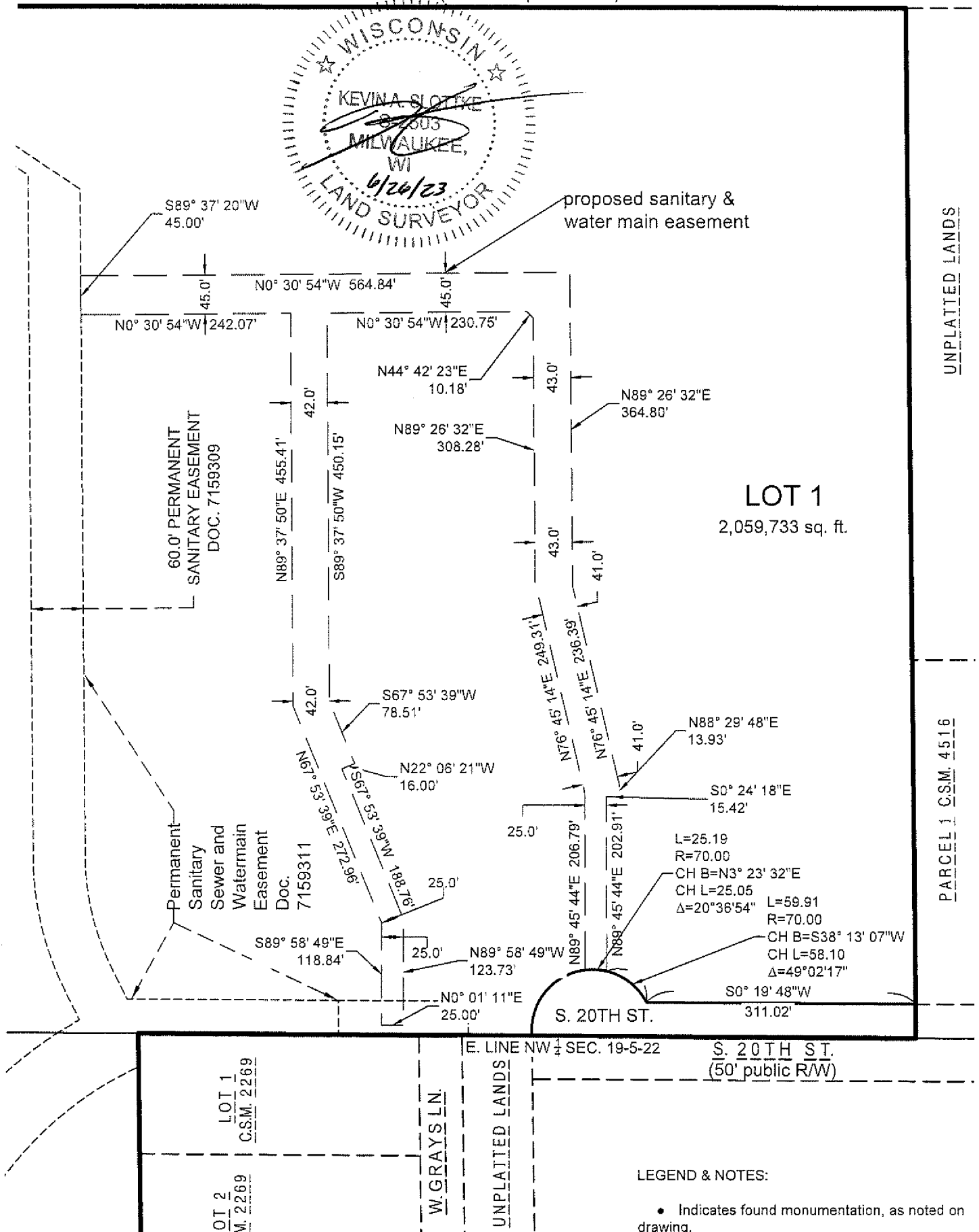


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Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

I-94

(300' wide public R/W)



## LEGEND & NOTES:

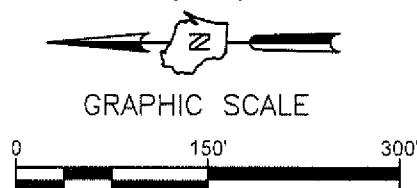
● Indicates found monumentation, as noted on drawing.

● Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

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Sheet 7 of 15

CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE  
STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said Section 19; thence North 89°12'41" East, 95.00 feet along the north line of the Northwest 1/4 of said Section 19 to the point of beginning; continue thence North 89°12'41" East, 711.04 feet along said north line; thence South 0°09'32" East, 660.04 feet; thence North 89°12'41" East, 462.03 feet; thence North 0°09'56" West, 160.04 feet to the south line of Parcel 1 of Certified Survey Map No. 474; thence North 89°12'41" East, 259.94 feet along said south line to the east line thereof; thence North 0°09'33" West, 500.00 feet along said east line to the north line of said Northwest 1/4 section; thence North 89°12'41" East, 268.11 feet along said north line; thence South 0°08'01" East, 660.00 feet; thence North 89°12'41" East, 132.00 feet; thence North 0°07'58" West, 660.00 feet to the aforesaid north line; thence North 89°12'41" East, 522.75 feet along said north line to the North 1/4 corner of said Section 19; thence South 0°17'46" West, 667.33 feet along the east line of said Northwest 1/4 section; thence North 89°30'42" East, 1190.85 feet to the westerly right-of-way line of I-94; thence South 0°04'01" West, 1331.67 feet along said westerly line; thence South 89°22'45" West, 1196.23 feet along the north line of Certified Survey Map No. 4516 and its easterly extension to the aforesaid east line of said Northwest 1/4 section; thence North 0°17'46" East, 898.27 feet along said east line to the north line of Certified Survey Map No. 2269; thence South 89°14'48" West, 2362.08 feet along said north line and its westerly extension also along the north lines of Certified Survey Maps No. 157 and 6814 to the easterly line of S. 27th Street, S.T.H. "241"; thence North 0°09'32" West, 226.10 feet along said easterly line; thence North 89°50'28" East, 710.00 feet; thence North 0°09'32" West, 200.00 feet; thence South 89°50'28" West, 710.00 feet to the aforesaid easterly line; thence North 0°09'32" West, 627.89 feet along said easterly line; thence North 44°32'05" East, 21.32 feet along said easterly line; thence North 0°08'47" West, 33.00 feet to the point of beginning.

Said parcel contains a total of 3,535,700 square feet or 81.169 acres of land, more or less.

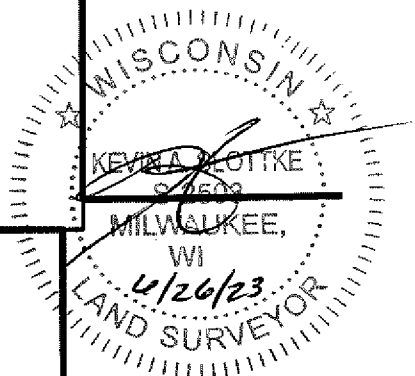
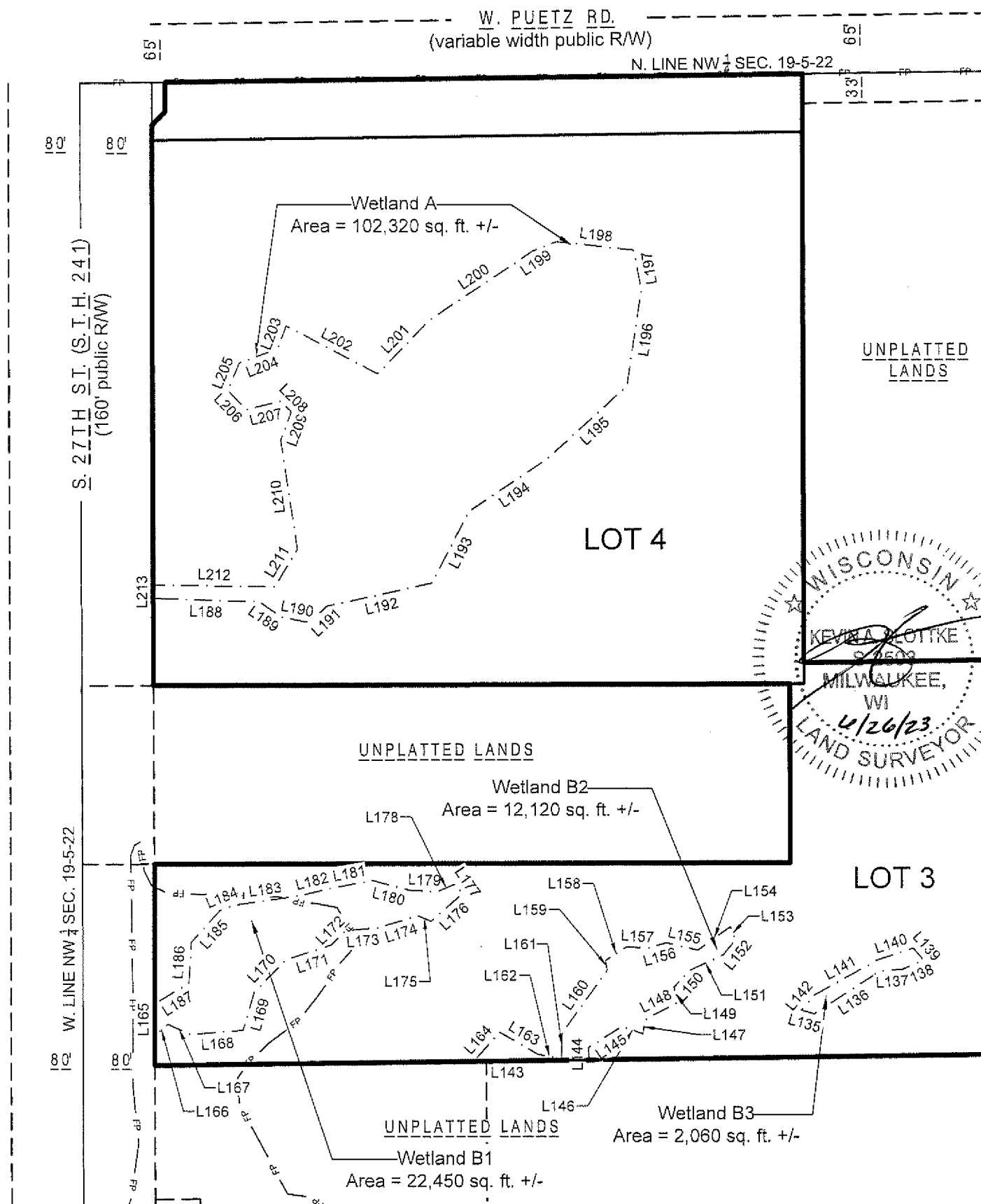
That I have made the survey, land division and map by the direction of the owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and CHAPTER 14 OF THE CITY OF OAK CREEK MUNICIPAL CODE in surveying, dividing and mapping the same.

KEVIN A. SLOTTKE  
S-2530  
MILWAUKEE,  
WI  
6/26/23  
DATE  
Kevin A. Slottke, S-2530  
PROFESSIONAL LAND SURVEYOR

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# CERTIFIED SURVEY MAP NO. 9496

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Wetland delineation  
completed by Wetland  
& Waterway Consulting,  
LLC, dated 12/05/2021

GRAPHIC SCALE



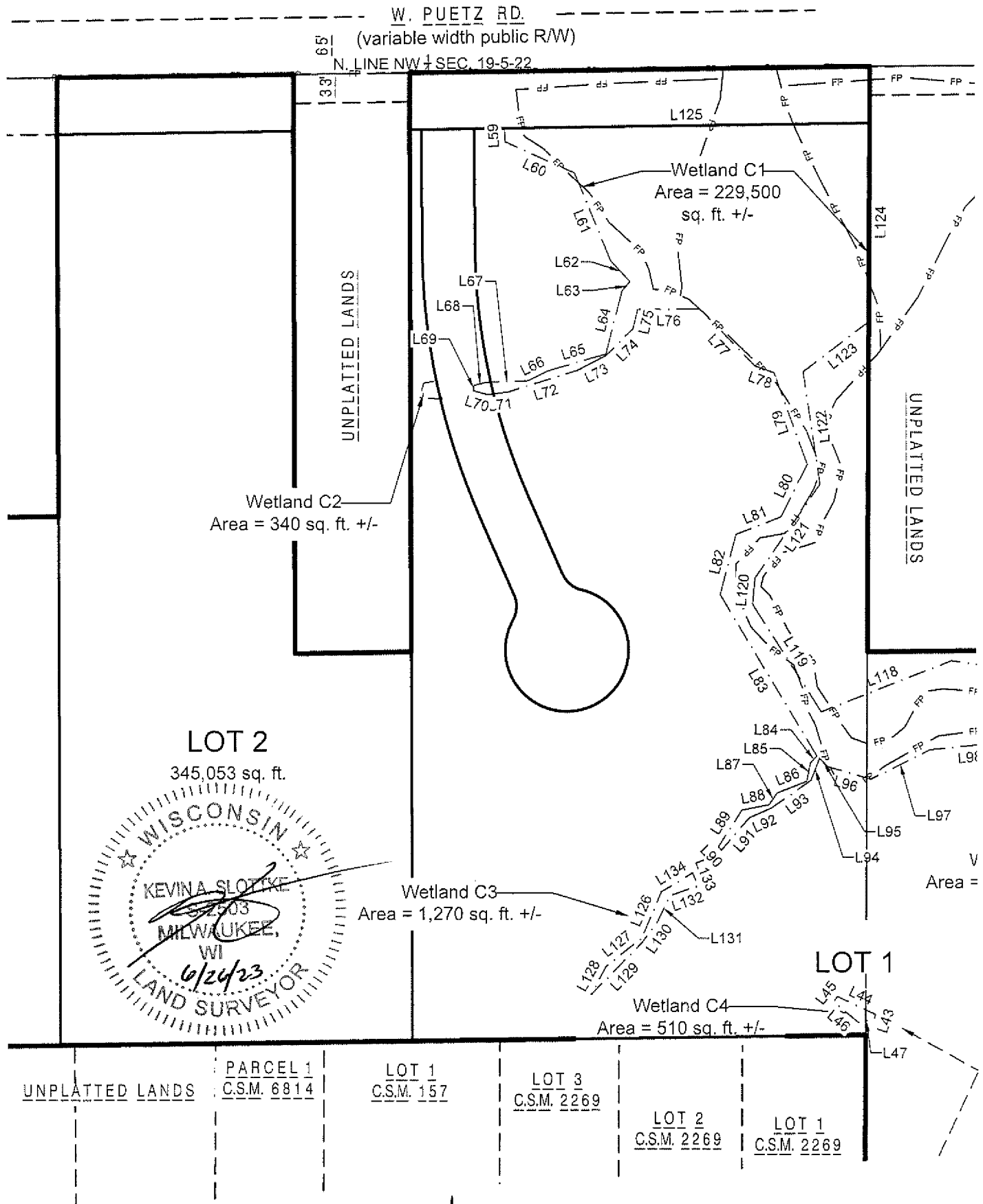
PROJECT NUMBER 20312 DRAFTED BY BMR

Sheet 9 of 15



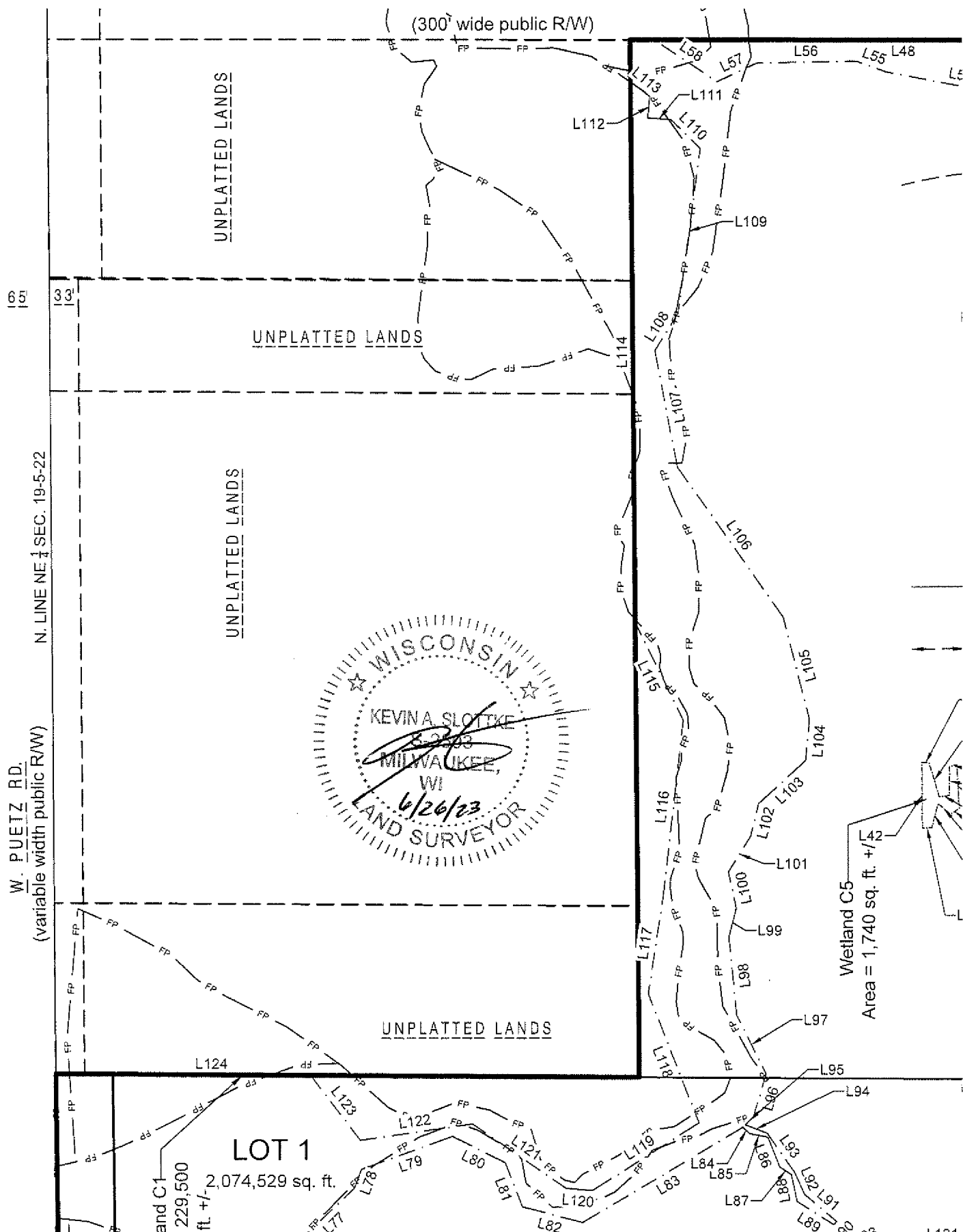
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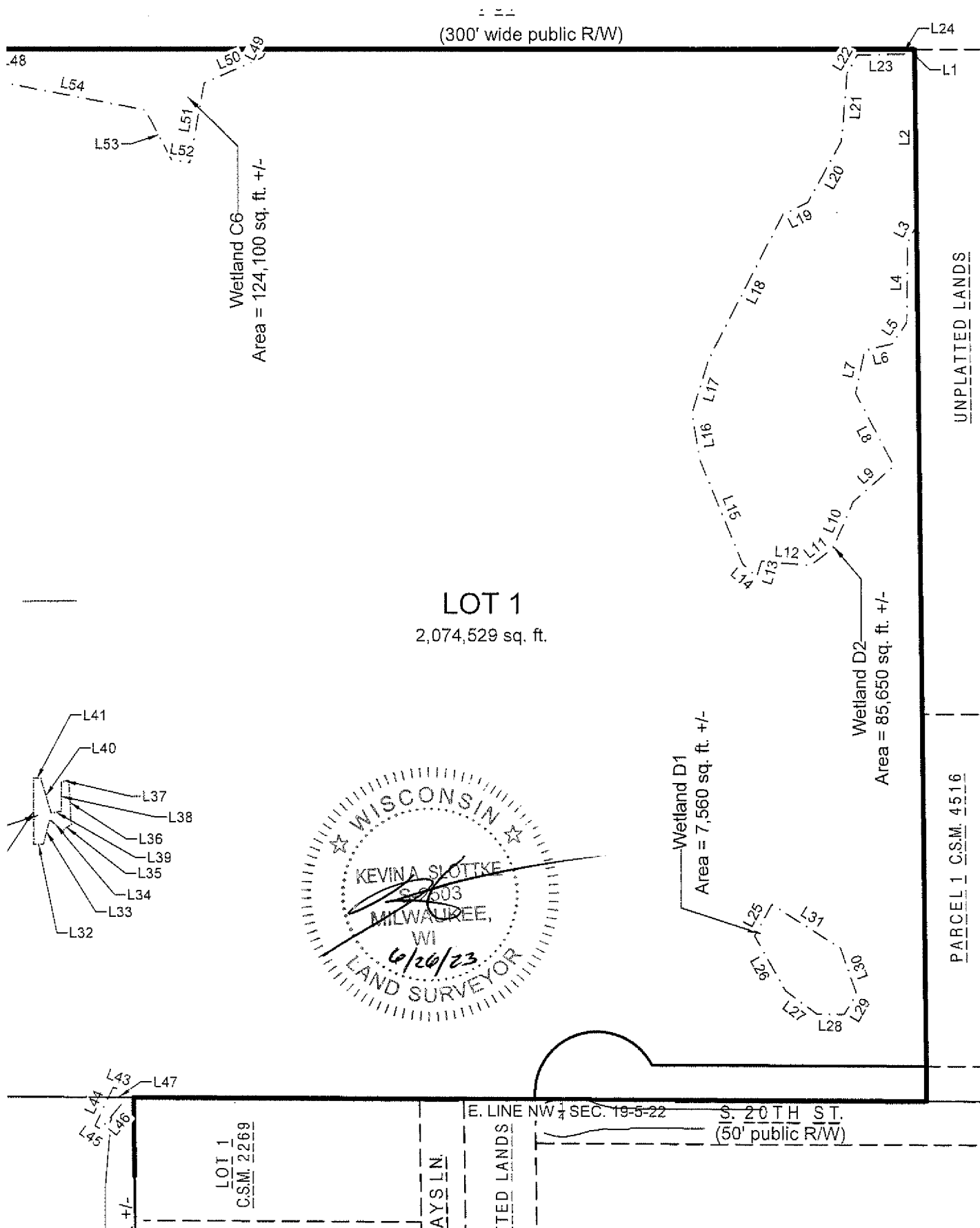
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Sheet 11 of 15

# CERTIFIED SURVEY MAP NO. 9496

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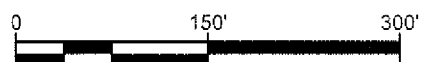


Wetland delineation  
completed by Wetland  
& Waterway Consulting,  
LLC, dated 12/05/2021

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GRAPHIC SCALE



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Sheet 12 of 15



CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

Parcel Line Table		
Line #	Length	Direction
L1	12.44	N0° 04' 01"E
L2	200.02	N89° 22' 45"E
L3	22.90	S63° 04' 49"E
L4	90.46	S89° 22' 57"E
L5	29.87	S56° 15' 59"E
L6	31.89	S12° 38' 54"E
L7	50.18	S78° 16' 33"E
L8	92.85	N62° 17' 05"E
L9	61.87	S41° 40' 04"E
L10	57.03	S66° 24' 07"E
L11	31.50	S37° 38' 19"E
L12	56.16	S4° 37' 43"W
L13	17.95	S73° 35' 36"E
L14	21.41	S41° 22' 47"W
L15	126.63	S67° 37' 56"W
L16	54.40	S80° 19' 05"W
L17	65.04	N72° 57' 41"W
L18	184.72	N62° 58' 05"W
L19	31.40	N26° 20' 38"W
L20	79.76	N61° 20' 04"W
L21	77.45	N85° 23' 45"W
L22	23.75	N59° 56' 20"W
L23	53.03	N1° 05' 32"W
L24	5.12	S82° 56' 10"W
L25	40.71	S61° 06' 24"E
L26	71.52	N60° 42' 01"E
L27	44.44	N36° 44' 27"E
L28	30.71	N0° 57' 19"E
L29	27.88	N59° 39' 53"W
L30	54.97	S70° 24' 50"W
L31	91.67	S32° 30' 15"W
L32	10.82	N1° 59' 32"W
L33	28.66	N75° 31' 44"W
L34	18.87	N40° 54' 30"E
L35	12.06	N34° 32' 16"W

Parcel Line Table		
Line #	Length	Direction
L36	50.14	S87° 02' 01"W
L37	8.25	S10° 43' 52"E
L38	33.79	S89° 14' 50"E
L39	11.68	S7° 16' 03"E
L40	40.68	S73° 31' 51"W
L41	8.22	S2° 18' 55"W
L42	75.23	N89° 46' 01"E
L43	5.31	S18° 44' 55"W
L44	48.16	S65° 02' 33"E
L45	7.40	N36° 28' 07"E
L46	37.00	N50° 32' 24"W
L47	18.26	S76° 59' 32"W
L48	570.41	N0° 04' 01"E
L49	10.39	S62° 43' 16"E
L50	72.34	S23° 47' 51"E
L51	91.98	S79° 42' 14"E
L52	20.44	S7° 50' 27"W
L53	64.57	S62° 08' 50"W
L54	170.91	S10° 57' 01"W
L55	36.00	S19° 48' 50"W
L56	113.43	S1° 01' 21"E
L57	50.49	S25° 18' 40"E
L58	86.80	S34° 05' 29"W
L59	15.43	N3° 29' 06"W
L60	86.61	N65° 36' 32"W
L61	107.80	N22° 20' 32"W
L62	32.28	N42° 27' 59"W
L63	13.79	N40° 14' 43"E
L64	74.07	N14° 22' 10"E
L65	68.73	N73° 48' 26"E
L66	25.44	N63° 17' 24"E
L67	47.37	N87° 59' 26"E
L68	14.16	N75° 24' 01"E
L69	5.86	N7° 26' 52"E
L70	16.85	N73° 50' 00"W

Parcel Line Table		
Line #	Length	Direction
L71	23.42	S82° 12' 08"W
L72	82.08	S72° 48' 44"W
L73	37.24	S62° 18' 48"W
L74	42.98	S45° 09' 20"W
L75	22.30	S13° 38' 49"W
L76	71.00	S89° 41' 51"W
L77	89.39	N43° 57' 25"W
L78	23.07	N69° 57' 18"W
L79	110.93	N19° 50' 58"W
L80	67.22	N26° 32' 13"E
L81	54.66	N68° 32' 53"E
L82	71.06	N14° 45' 25"E
L83	213.68	N30° 54' 45"W
L84	10.30	N45° 04' 29"E
L85	21.78	N11° 11' 40"E
L86	36.42	N68° 28' 00"E
L87	15.95	N33° 49' 57"E
L88	31.71	N78° 18' 42"E
L89	49.75	N32° 33' 02"E
L90	4.93	N43° 15' 01"W
L91	48.77	S40° 40' 04"W
L92	27.13	S66° 21' 49"W
L93	55.11	S55° 00' 49"W
L94	26.84	S21° 16' 48"W
L95	13.36	N45° 43' 52"W
L96	50.78	N73° 31' 41"W
L97	75.09	S63° 27' 58"W
L98	89.57	S84° 21' 33"W
L99	34.21	N75° 51' 22"W
L100	42.70	S78° 05' 59"W
L101	48.12	N58° 17' 18"W
L102	38.50	N76° 14' 18"W
L103	73.56	N42° 54' 48"W
L104	47.25	N84° 42' 46"W
L105	121.12	S75° 38' 52"W



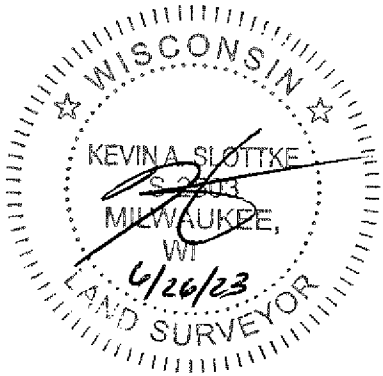
CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

Parcel Line Table		
Line #	Length	Direction
L106	210.15	S54° 53' 12"W
L107	136.12	S79° 08' 09"W
L108	50.35	N58° 14' 30"W
L109	190.56	N82° 17' 48"W
L110	47.14	S44° 47' 31"W
L111	26.55	S3° 57' 45"W
L112	24.64	N85° 05' 06"W
L113	28.24	S38° 31' 16"W
L114	620.72	N89° 30' 42"E
L115	124.90	N63° 54' 00"E
L116	203.36	S83° 29' 44"E
L117	113.01	S81° 11' 44"E
L118	158.89	N68° 35' 28"E
L119	145.08	S32° 34' 29"E
L120	30.04	S5° 31' 37"W
L121	129.80	S34° 37' 21"W
L122	129.83	S8° 22' 34"E
L123	93.69	S52° 41' 42"W
L124	226.28	S0° 17' 46"W
L125	414.85	N89° 12' 41"E
L126	57.15	N22° 47' 31"E
L127	52.24	N51° 26' 19"E
L128	36.15	N28° 05' 44"E
L129	83.12	S44° 26' 12"W
L130	29.85	S36° 22' 14"W
L131	32.65	S25° 28' 49"W
L132	33.50	S71° 02' 21"W
L133	16.13	S22° 37' 50"E
L134	41.40	N58° 44' 56"E
L135	14.73	N74° 17' 31"W
L136	88.08	S56° 41' 17"W
L137	25.47	S85° 35' 21"W
L138	25.21	S65° 41' 02"W
L139	17.42	S41° 33' 24"E
L140	43.43	N71° 31' 16"E

Parcel Line Table		
Line #	Length	Direction
L141	79.50	N60° 41' 11"E
L142	22.13	N39° 31' 14"E
L143	128.65	S89° 14' 48"W
L144	14.00	S1° 29' 01"E
L145	44.32	S57° 18' 27"W
L146	25.00	N69° 47' 04"W
L147	16.03	S5° 34' 17"W
L148	42.38	S62° 44' 27"W
L149	17.63	S15° 46' 10"E
L150	24.95	S41° 29' 47"W
L151	41.92	S65° 21' 10"W
L152	22.15	S39° 20' 44"W
L153	15.89	S19° 38' 07"E
L154	44.91	N53° 53' 16"E
L155	36.23	S77° 06' 23"E
L156	22.42	N74° 29' 16"E
L157	22.69	S86° 01' 08"E
L158	28.69	N57° 08' 23"E
L159	10.60	N12° 53' 33"W
L160	86.28	N35° 31' 48"E
L161	29.22	N2° 57' 59"E
L162	26.58	S79° 57' 48"E
L163	49.26	S59° 33' 07"E
L164	43.95	N41° 11' 47"E
L165	34.53	N0° 09' 32"W
L166	18.82	S51° 40' 39"W
L167	27.44	N65° 19' 20"W
L168	58.87	S85° 27' 44"W
L169	44.74	S16° 00' 06"W
L170	50.52	S44° 08' 19"W
L171	52.97	S72° 01' 38"W
L172	23.02	S45° 11' 43"W
L173	37.01	S84° 47' 40"W
L174	45.82	S72° 44' 22"W
L175	16.33	N67° 18' 03"W

Parcel Line Table		
Line #	Length	Direction
L176	46.68	S48° 31' 21"W
L177	13.46	S34° 50' 59"E
L178	22.12	N66° 48' 05"E
L179	29.43	S87° 16' 25"E
L180	44.24	S75° 13' 16"E
L181	49.74	N79° 18' 03"E
L182	32.16	N76° 04' 15"E
L183	76.32	N81° 46' 21"E
L184	15.90	N68° 09' 52"E
L185	47.87	N42° 07' 04"E
L186	45.99	N3° 19' 24"E
L187	44.60	N58° 17' 14"E
L188	118.71	N88° 00' 41"W
L189	29.52	N55° 03' 41"W
L190	31.63	N78° 37' 21"W
L191	26.64	S47° 10' 38"W
L192	120.44	S77° 26' 42"W
L193	90.39	S27° 19' 27"W
L194	105.46	S56° 02' 02"W
L195	120.53	S47° 37' 12"W
L196	108.31	S8° 28' 13"W
L197	45.59	S10° 33' 11"E
L198	86.86	S83° 43' 59"E
L199	139.59	N56° 02' 24"E
L200	139.59	N56° 02' 24"E
L201	81.90	N43° 58' 36"E
L202	115.12	S62° 24' 03"E
L203	27.09	N20° 30' 48"E
L204	45.98	N68° 26' 44"E
L205	33.05	N22° 38' 14"E
L206	29.28	N43° 59' 08"W
L207	39.97	S76° 38' 46"W
L208	16.45	N45° 05' 28"W
L209	34.01	N20° 22' 30"E
L210	123.59	N8° 34' 01"W



# CERTIFIED SURVEY MAP NO. 9496

Part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 19,  
Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin

## OWNER'S CERTIFICATE

CR OAK CREEK LAND, LLC, as owner, caused the land described on this map to be surveyed, divided and mapped as represented on this map.

CR OAK CREEK LAND, LLC, as owner, does further certify that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Oak Creek.

IN WITNESS WHEREOF, the said CR OAK CREEK LAND, LLC, owner, has caused these presents to be signed by its Authorized Manager, Caleb Joshua Wohreich, at Buffalo Grove, Illinois, this 27<sup>th</sup> day of June, 2023.

CR OAK CREEK LAND, LLC,  
a Delaware limited liability company

By: CR OAK CREEK, LLC,  
a Delaware limited liability company,  
its sole Member

By: CR DEVCO, L.L.C.,  
a Delaware limited liability company,  
its Manager

By: [Signature]  
Name: Caleb Joshua Wohreich  
Title: Authorized Manager

State of Illinois

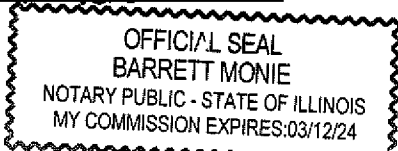
County of Lake

I, the undersigned, a Notary Public in and for said county in the state of Illinois, certify that Caleb Wohreich of Lake Forest, IL, personally known to me to be the same person whose name is subscribed and sworn to in the foregoing instrument, appeared before me on this date in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the use and purpose therein set forth.

Given under my hand and seal this 27<sup>th</sup> Day of June, 2023.

Barrett Monie  
Notary Public

[SEAL]



City of Oak Creek Plan Commission Certificate of Approval

Approved by the Plan Commission of the City of Oak Creek on this 28<sup>th</sup> day of March, 2023.

[Signature]  
Daniel Bukiewicz, Chairman  
City of Oak Creek

[Signature]  
Kari Papelbon, Corresponding  
Secretary, City of Oak Creek

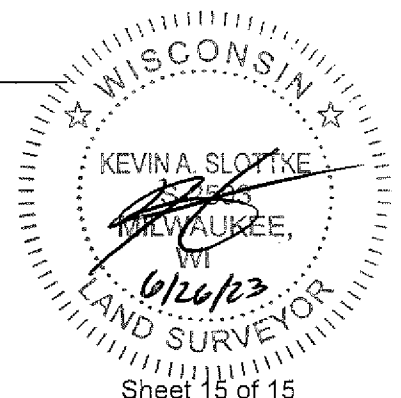
City of Oak Creek Common Council Certificate of Approval

Approved and dedication accepted by the Common Council of the City of Oak Creek on this 18<sup>th</sup> day of April,

2023, by Resolution No. 12402 - 041823.

[Signature]  
Daniel Bukiewicz, Mayor  
City of Oak Creek

[Signature]  
Catherine A. Roeske, Clerk  
City of Oak Creek







## PLAN COMMISSION REPORT

Proposal: Master Sign Plan Review – Lakeshore Commons

Description: Review a proposed Master Sign Plan for the Lakeshore Commons development.

Applicant(s): Nick Jung, F Street OCLV, LLC

Address(es): 4005 E. Lake Vista Pkwy., 9116 & 9300 S. 5<sup>th</sup> Ave., (4<sup>th</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission approves the Master Sign Plan submitted by Nick Jung, F Street OCLV, LLC, for the Lakeshore Commons development at 4005 E. Lake Vista Parkway, and 9116 & 9300 S. 5<sup>th</sup> Ave., with the following conditions:

1. That all relevant Code requirements and conditions of the Traditional Neighborhood Development Planned Unit Development (TND PUD) remain in effect.
2. That all signs meet the minimum 10-foot setback requirement to the public rights-of-way and property lines.
3. That the Master Sign Plan is revised to eliminate all roof-mounted signage allowances.
4. That landscaping plans are provided for each monument sign in compliance with Code and PUD requirements and the Master Landscape Design Guide, and submitted for review by the Department of Community Development prior to submission of permit applications.
5. That lighting plans are provided to the Department of Community Development for each monument sign prior to submission of permit applications.
6. That all signs obtain permits prior to installation.
7. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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Owner(s): F Street OCLV LLC; City of Oak Creek; EDISON M BOERKE FAMILY TRUST

Tax Key(s): 868-9005-000, 868-9006-000, 868-9994-002

Lot Size(s): 34.519 ac; 9.602 ac; 21.590 ac

Traditional Neighborhood Devel. (TND)

Current Zoning

District(s):

Overlay District(s): PUD

N/A

Wetlands: ☐ Yes ☒ NoFloodplain: ☐ Yes ☒ No

Comprehensive Plan: Mixed Use

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**Background:**

The Applicant is requesting approval of a Master Sign Plan for the Lakeshore Commons development at 4005 E. Lake Vista Parkway, and 9116 & 9300 S. 5<sup>th</sup> Ave. Plan Commissioners will recall that Lakeshore Commons is zoned as a Traditional Neighborhood Development Planned Unit Development (TND PUD), the Amended Conditions and Restrictions for which were approved in Ord. 3063 in January of 2023 and included with the previous report for reference. Per Section 6 of the Conditions and Restrictions in Ord. 3063:

A master sign plan shall be submitted for review and approval by the Plan Commission, and shall include requirements for lettering, base materials, form, landscaping and lighting. Signage, provided that it is in accordance with the approved master sign plan, shall not require additional Plan Commission approval. Refer to Exhibit 8, Development Signage, for additional information on conceptual design and placement. The plan shall include signage requirements for

- i. Wayfinding – Not shown in exhibit. To be individual wayfinding markers, one (1) overall at central amenity space, one (1) at each amenity station. Design intent to match development signage- design, color, and material. Sizing to be fifty-four (54) inches tall by twelve (12) inches wide.
- ii. Development signage.
- iii. Multifamily buildings of four (4) or more units and mixed-use buildings.
- iv. Clubhouse and amenity spaces.

Exhibit 8 is attached to this report for reference, and includes conceptual designs for both primary and secondary development signage. Primary monument signs were approved by the Plan Commission at the June 27, 2023 meeting. Wall and projecting signs for the Coast (A9) apartment buildings were approved by the Plan Commission at the August 22, 2023 meeting. Both approvals are incorporated into this Master Sign Plan.

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Additional signage as proposed in the plan include:

- One (1) secondary monument sign placed at the entrance points to Phase III of the development (intersection of 5<sup>th</sup> Ave. and Hemlock Dr.). While the general location is identified, the location in the future phase will require coordination with the current landowner. Per Code, the sign must be located a minimum of 10 feet from rights-of-way. The design is similar to the primary monument signs, but is smaller (4'-0" l x 4'-0" w x 6'-0" h).
- Multifamily wall and projecting signs on the Coast and future buildings will allow for wall or awning-mounted signs up to a maximum of 44 square feet and 4 feet in height in two (2) locations per building, and leasing signs up to nine (9) square feet and three (3) feet in height in one (1) location on the Coast building and one (1) location on the A8.1 building. The plan also states that should the leasing signs be projecting, they will meet the Code requirements for height and not exceed six (6) square feet per side. Staff note that the wall signs for the Coast buildings were 2'-0" (h) x 10'-¾" (l) (22 sf), and the height for the Coast projecting sign was just over two (2) feet. Staff do not have a concern with the increase in wall dimensions, but recommend the same dimensions as the Coast building for the future projecting signs. Also, the plan mentions "roof-mounted" signs, which are not allowed and must be removed.
- One (1) wall sign and one (1) perpendicular flag sign for each retail tenant in the future mixed-use building at the corner of 5<sup>th</sup> Ave. and Lake Vista Blvd. Wall sign dimensional allowances will meet those of the multifamily buildings, but allow up to seven (7) square feet per side for the perpendicular flag signs. Height requirements refer to Code.
- One (1) wall sign on the east elevation of the clubhouse building with maximum dimensions of 2'-6" (h) x 8'-3" (l).
- Wayfinding posts measuring 54" (h) x 12" (w) in several locations per page 13 of the Master Sign Plan.

As mentioned in the report for the review of the development monument signs, while staff support the use of minimal lighting for the development signs, it is recommended that they be incorporated into the sign band for a wash from above. Alternatively, staff recommend that the letters themselves be halo-lit, rather than using ground-mounted uplights. Per Code, each monument sign must incorporate a landscape plan for an area equal to the square footage of the sign. Staff do not support utilizing only decorative grasses for this landscaping requirement.

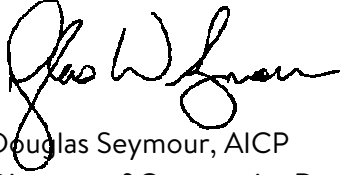
With the above in mind, and recognizing that City staff will continue to work with the Applicant and all involved parties on outstanding issues, staff has provided a suggested motion for approval with conditions above for Plan Commission consideration.

**Options/Alternatives:** The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

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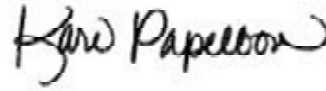


Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

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**Attachments:**

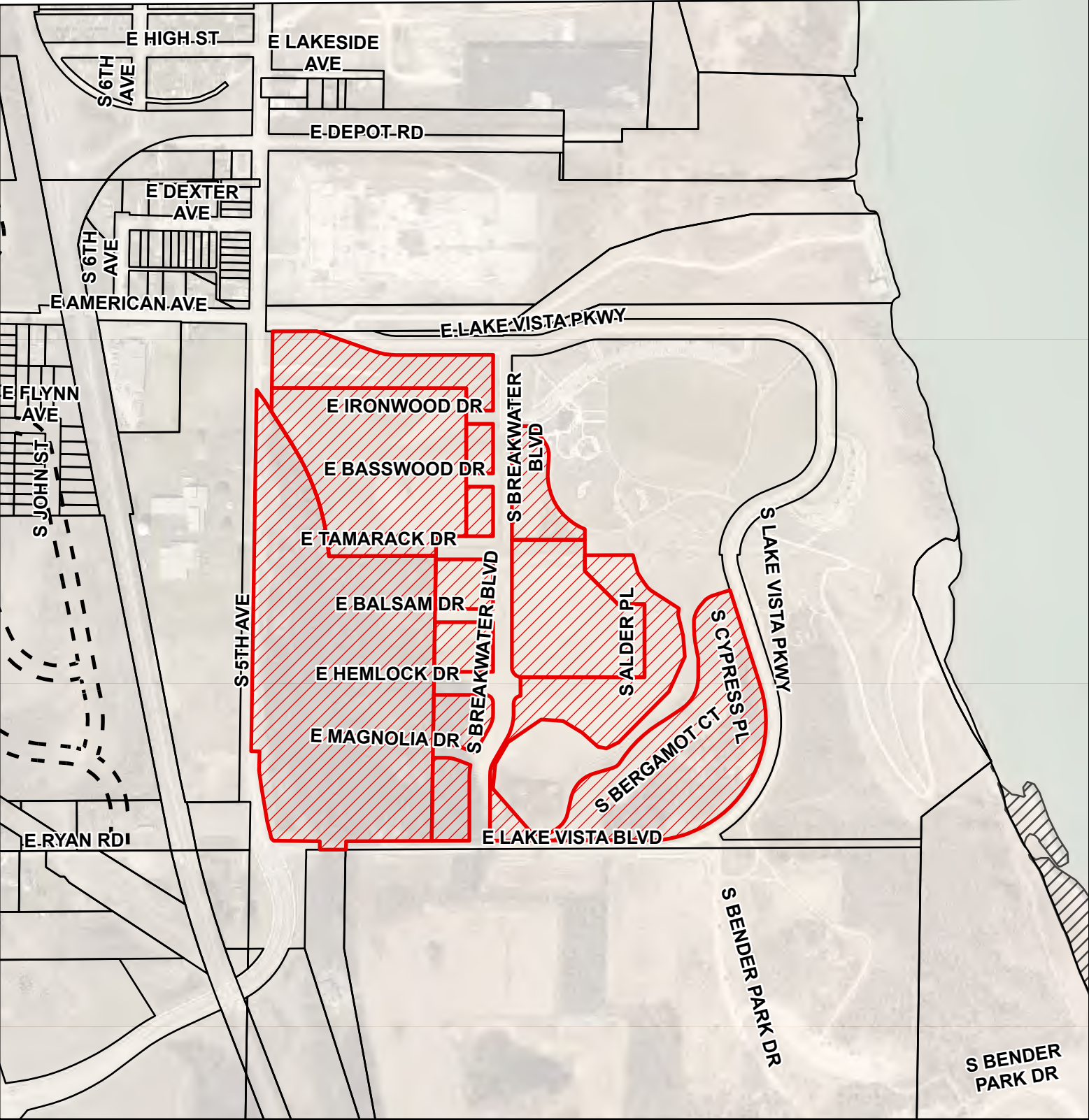
Location Map

Exhibit 8 from Ord. 3063 (1 page)

Master Sign Plan (13 pages)

# LOCATION MAP

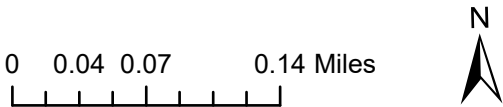
## 4005 E. Lake Vista Pkwy., 9116 & 9300 S. 5th Ave.



This map is not a survey of the actual boundary of any property this map depicts.



Community Development



### Legend

- - Official Map
- Floodway
- Flood Fringe
- Subject Properties



## EXHIBIT 8

### Development Signage



#### DEVELOPMENT SIGNAGE

**A** PRIMARY DEVELOPMENT SIGNAGE

**B** SECONDARY DEVELOPMENT SIGNAGE

**C** Each apartment and townhome multifamily building to be allowed one (1) ground monument sign near main entry point to site area, final location to be coordinated with planning department. Building identifying signage will be limited to one (1) main architectural feature sign and one (1) secondary entrance sign at each tenant entry door.

**D** Each retail tenant is limited to one (1) main identifying wall sign and one (1) perpendicular flag sign.

**E** Clubhouse to be allowed one (1) ground monument sign. Final location to be coordinated with planning department.

**F** Townhome addressing signs, if provided, shall be limited to one (1) sign per townhome grouping.

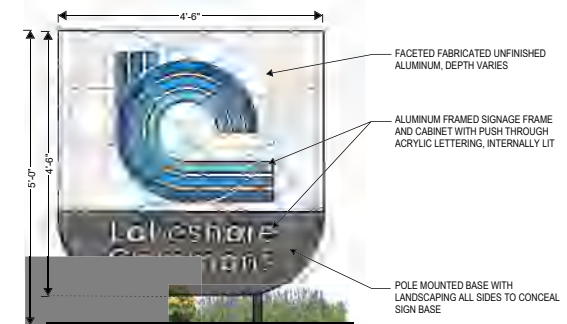
#### GENERAL NOTES:

1. All signage, noted in this plan, to be constructed of high quality materials including but not limited to concrete, masonry, steel tubing for the base; aluminum / steel / sealed wood cabinet, push through acrylic or cut out lettering for main text. Secondary text can be high quality vinyl applied lettering as approved through the development department.

2. When more than one multifamily building is proposed for approval under a single application, best efforts should be made to combine ground monument signs to limit total number of signs on site.



**A - PRIMARY DEVELOPMENT SIGNAGE**



**B - SECONDARY DEVELOPMENT SIGNAGE**





# MASTER SIGNAGE PLAN

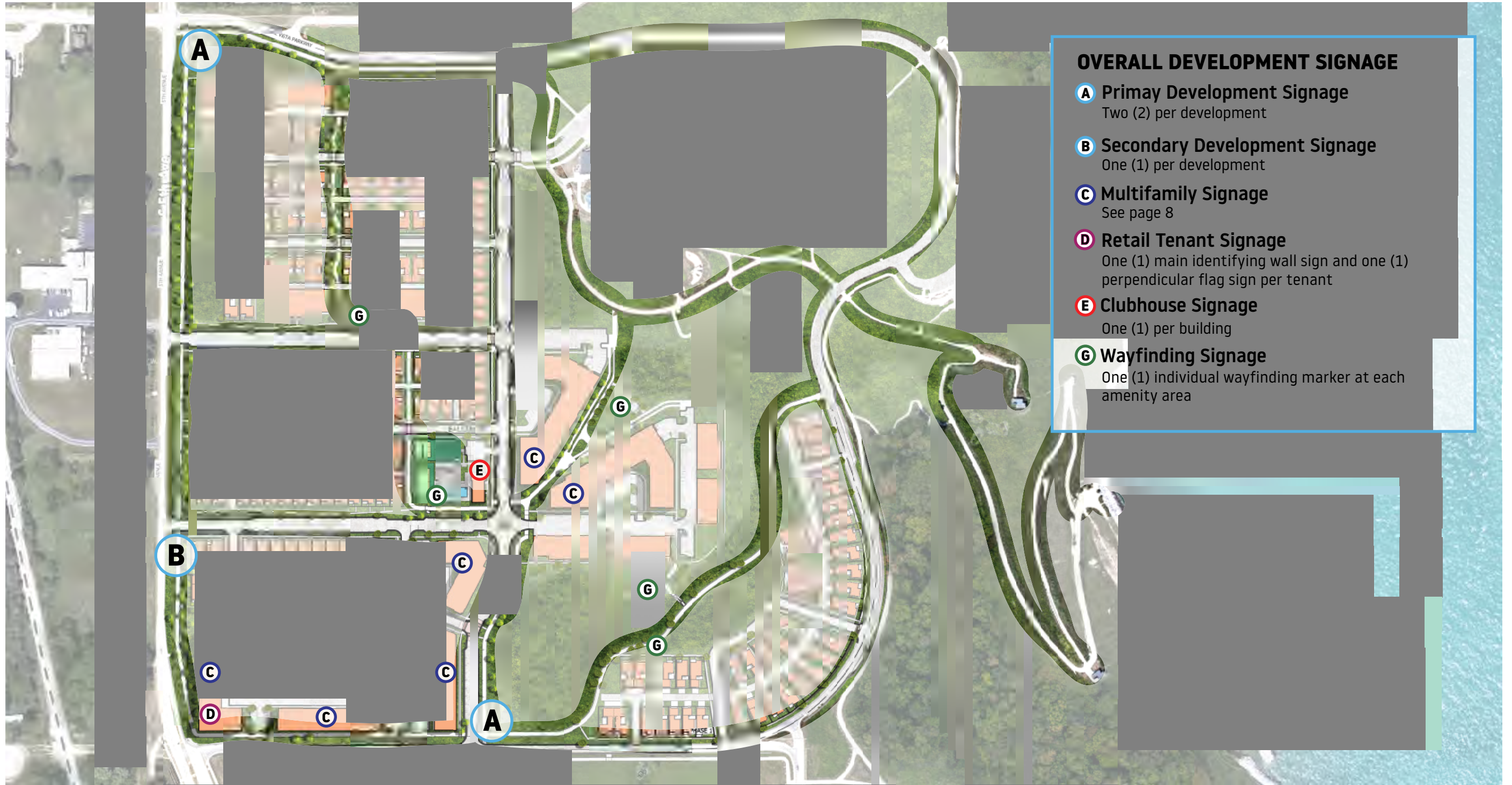
10/17/2023  
RINKA+



GENERAL DEVELOPMENT SITE PLAN

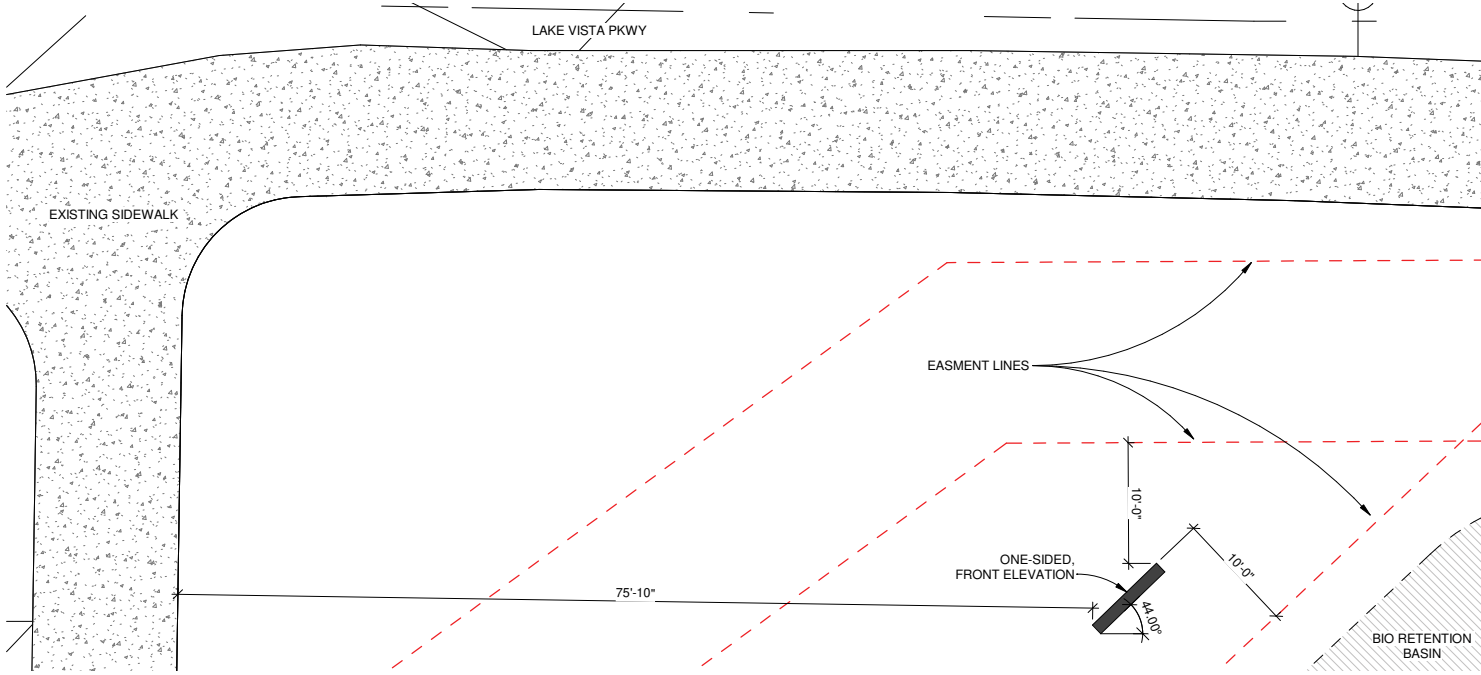




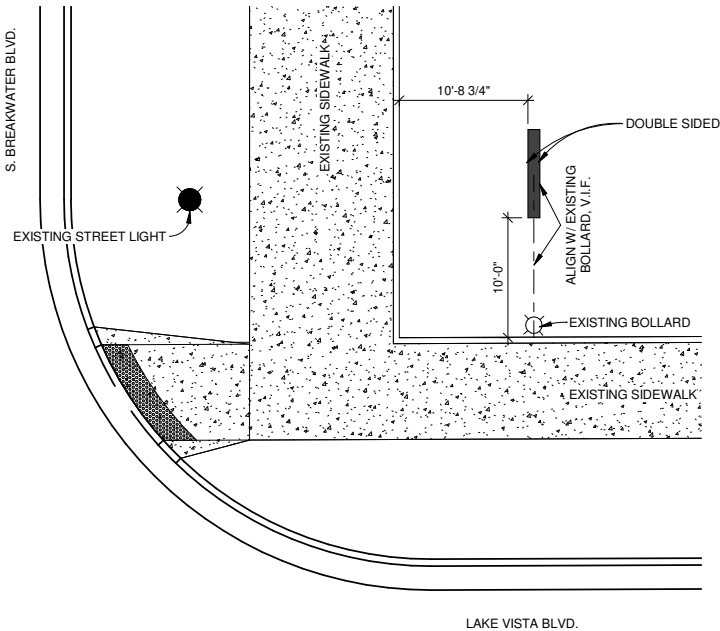




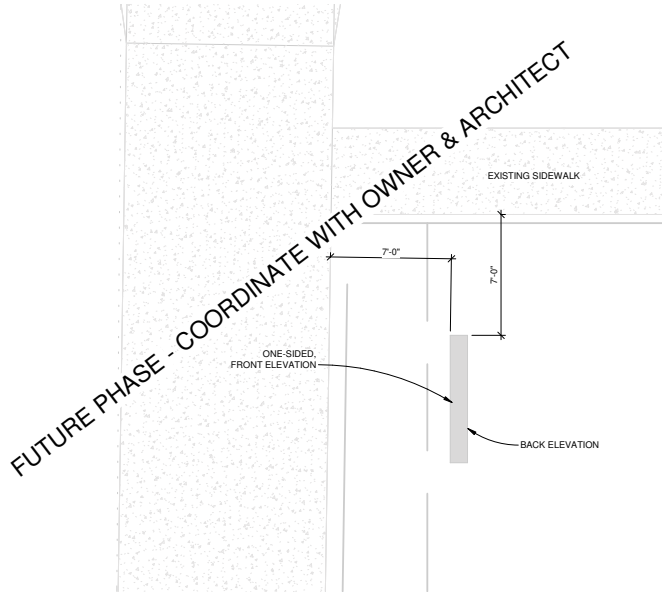
DEVELOPMENT SIGNAGE



A LAKE VISTA PKWY. & 5TH AVE



A LAKE VISTA BLVD. & S. BREAKWATER BLVD



B FUTURE SIGNAGE ALONG 5TH AVE



## **A** PRIMARY DEVELOPMENT SIGNAGE



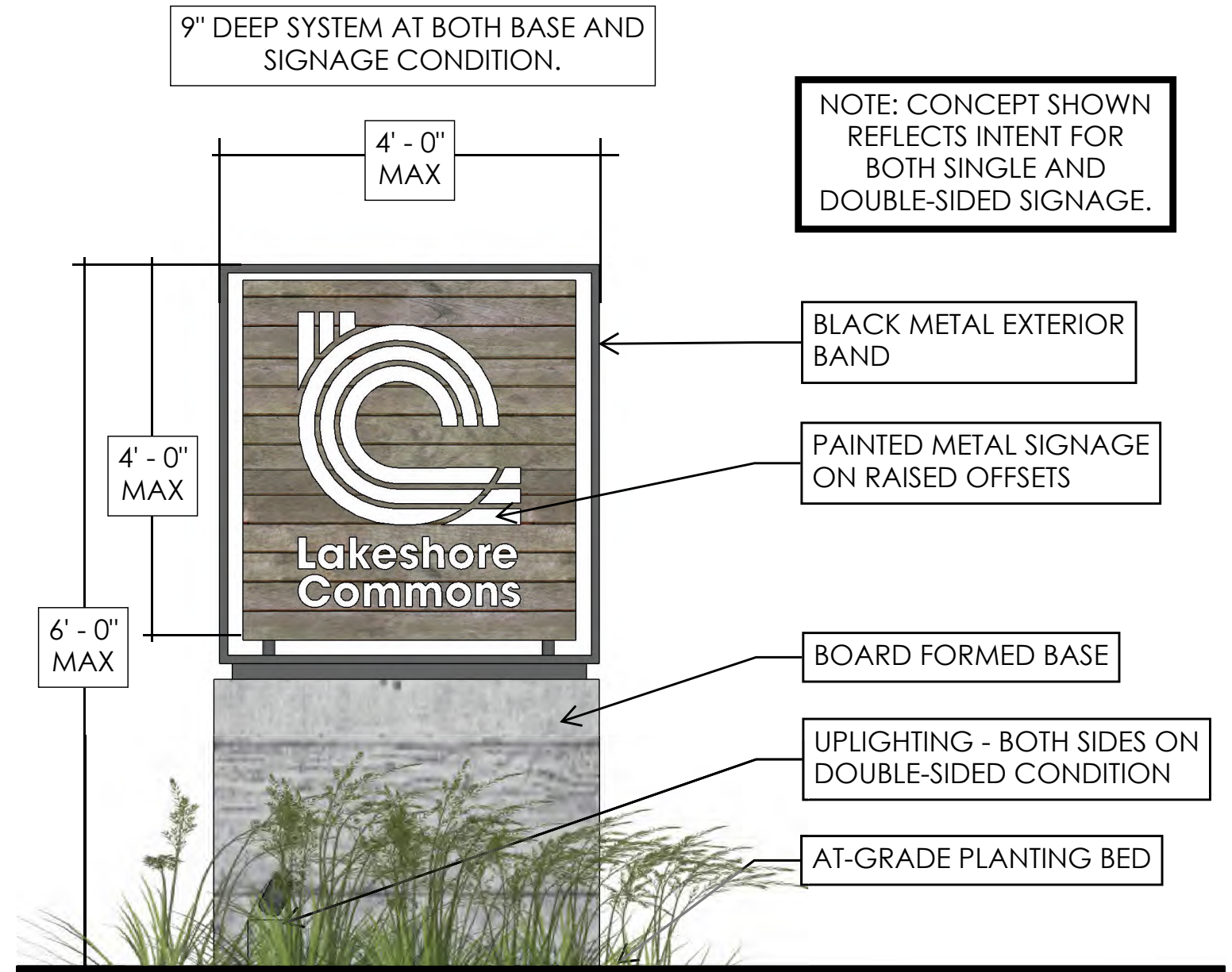


**A** PRIMARY DEVELOPMENT SIGNAGE





## **B** SECONDARY DEVELOPMENT SIGNAGE



# MULTIFAMILY SIGNAGE





## MULTIFAMILY SIGNAGE

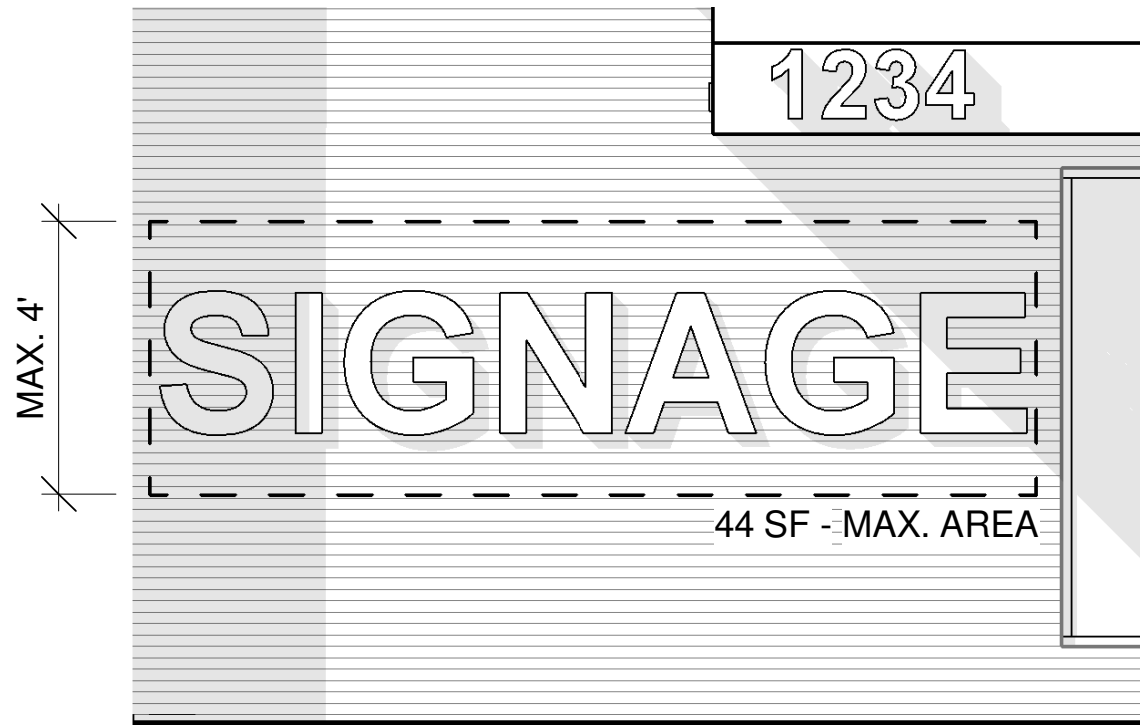
### **AA** PRIMARY ENTRANCE SIGNAGE

### **BB** PREMIER VISIBLE CORNER SIGNAGE

- WALL OR AWNING MOUNTED
- MAXIMUM OF 44 SF
- UP TO 4' IN HEIGHT
- INTERNALLY NEON, INTERNAL, OR REVERSE LIT



EXAMPLE IMAGES

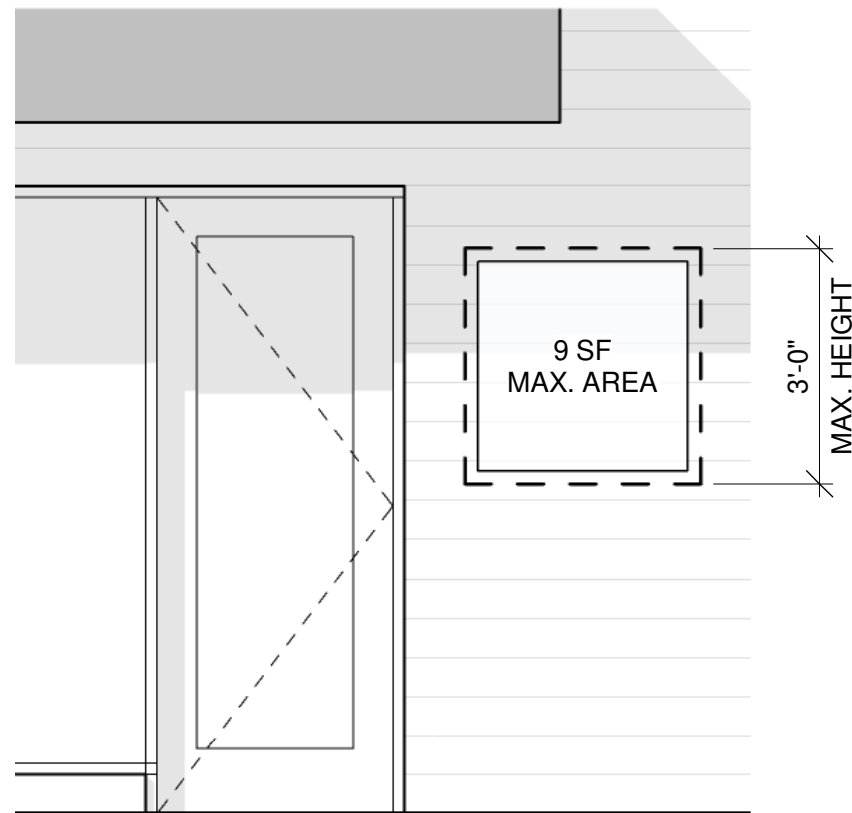




# CC LEASING SIGNAGE

## PARALLEL SIGNAGE

- NON-LIT
- WALL OR ROOF MOUNTED
- MAXIMUM OF 9 SF UP TO 3' IN HEIGHT

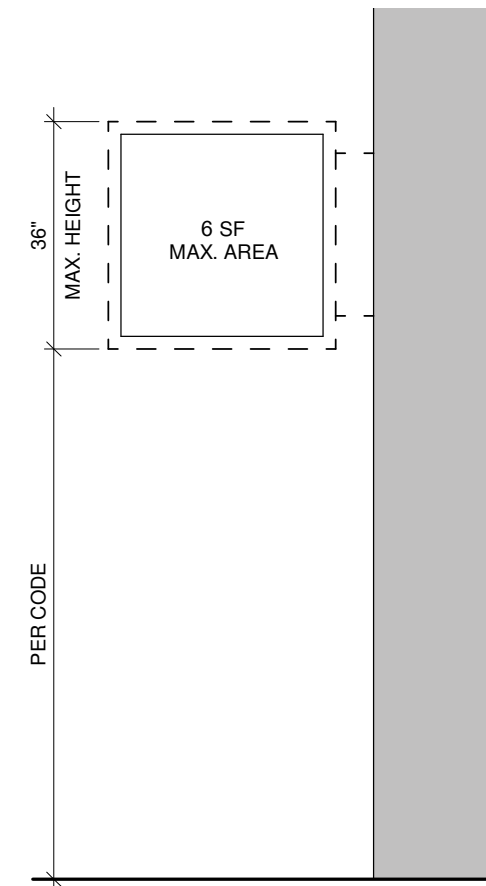


EXAMPLE IMAGES

# MULTIFAMILY SIGNAGE

## PERPENDICULAR SIGNAGE

- NON-LIT
- PERMANENT FLAG OR WALL MOUNTED SIGN TO BE VERTICALLY MOUNTED PER CODE (HEIGHT), NOT TO EXCEED 6 SF PER SIDE.



EXAMPLE IMAGES

## **D** RETAIL TENANT SIGNAGE

### MAIN IDENTIFYING SIGNAGE

- INTERNALLY NEON, INTERNAL, OR REVERSE LIT
- WALL OR AWNING MOUNTED
- MAXIMUM OF 44 SF
- UP TO 4' IN HEIGHT



EXAMPLE IMAGES

### FLAG SIGNAGE

- NON-LIT
- PERMANENT FLAG TO BE VERTICALLY MOUNTED PER CODE (HEIGHT), NOT TO EXCEED 7 SF PER SIDE.

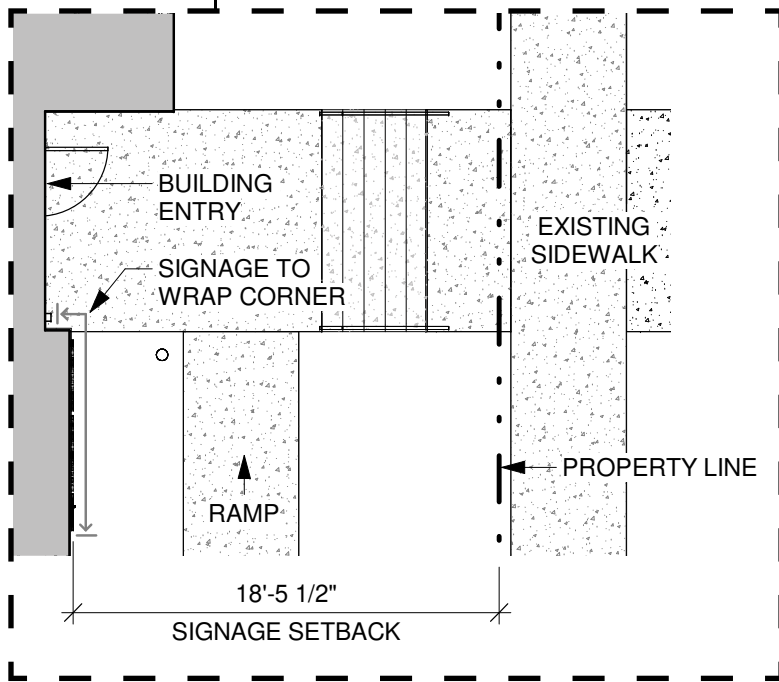
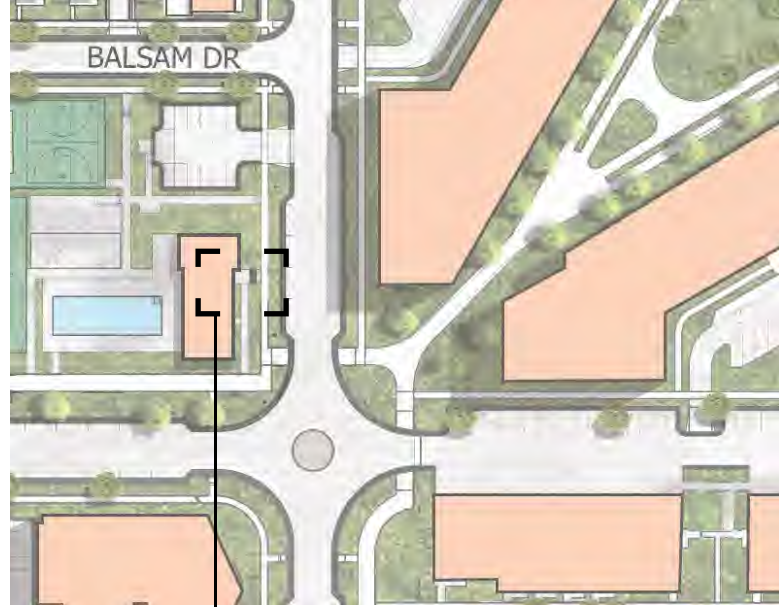


EXAMPLE IMAGES





## **E** CLUBHOUSE SIGNAGE



CLUBHOUSE ENTRY PLAN

### CLUBHOUSE SIGNAGE

- EXTERIOR LIT SIGNAGE
- 2'-6" MAXIMUM IN HEIGHT, 8'-3" IN MAXIMUM LENGTH
- 1" CLEAR ANODIZED ALUMINUM-LOOK RAISED LOGO AND COPY
- LETTERS TO BE STAND-OFF MOUNTED TO THE CEMENT BOARD BUILDING MATERIAL



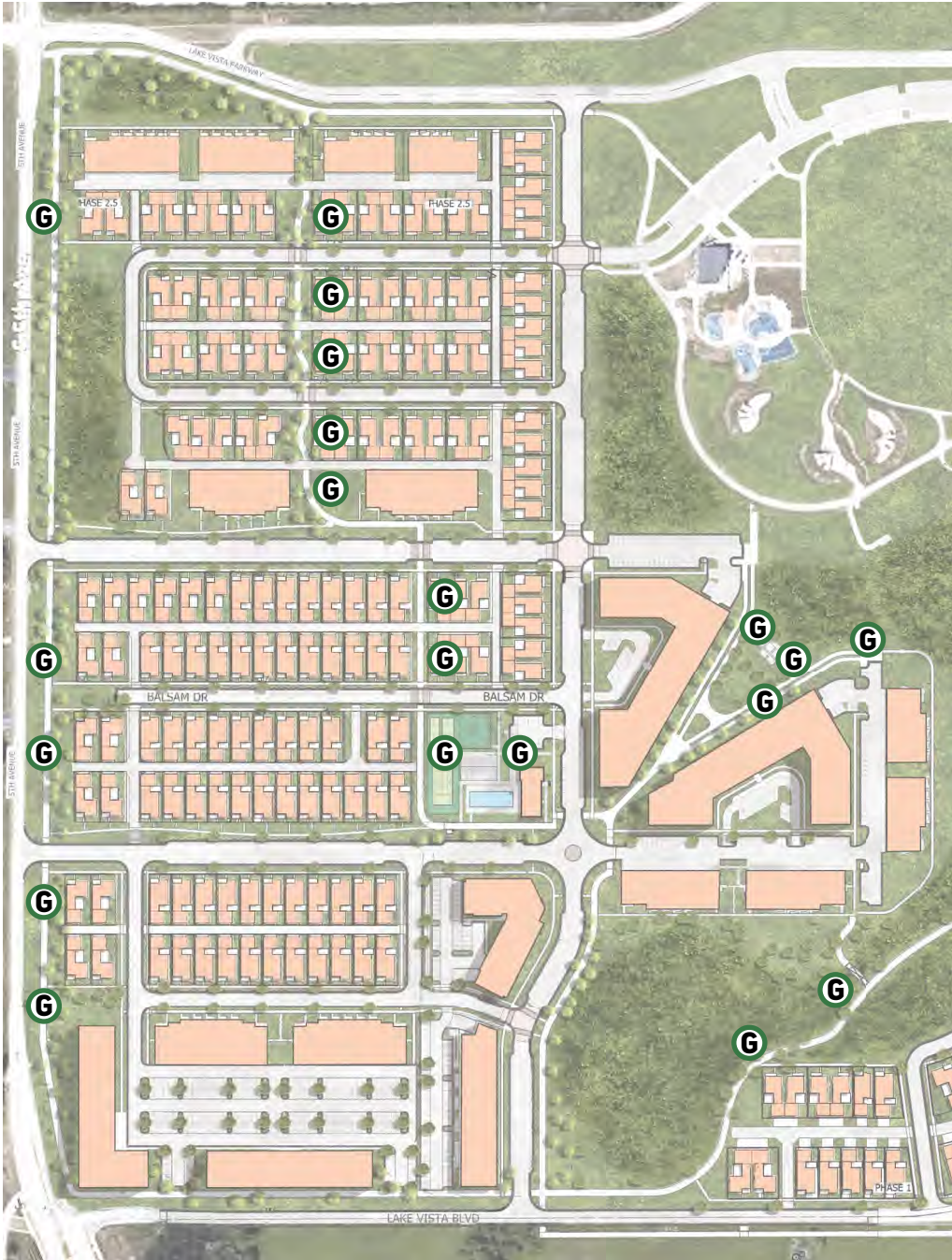
CLUBHOUSE SIGN ELEVATION



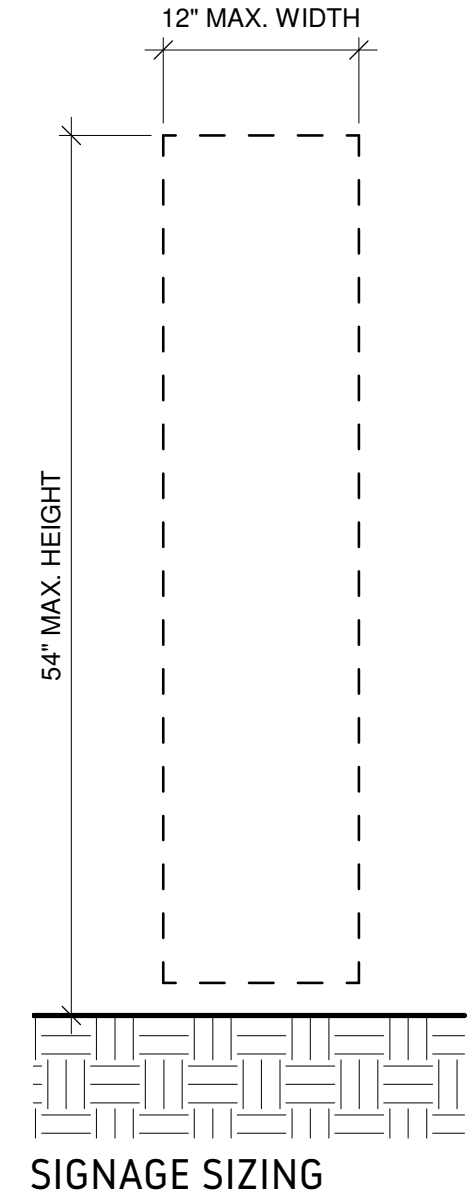
EXAMPLE IMAGES



# G WAYFINDING SIGNAGE



NON LIT WAYFINDING SIGNAGE TO INCLUDE A WAYFINDING MARKER, DEVELOPMENT MAP, AND SHORT DESCRIPTION OF THE AMENITY AT WHICH THE WAYFINDING SIGN IS LOCATED.





## PLAN COMMISSION REPORT

Proposal:	Temporary Sign Plan Review – Lakeshore Commons
Description:	Review a request for temporary signs for the Lakeshore Commons development.
Applicant(s):	Nick Jung, F Street OCLV, LLC
Address(es):	4005 E. Lake Vista Pkwy. (4 <sup>th</sup> Aldermanic District)
<b>Suggested Motion:</b>	<p>That the Plan Commission approves the Temporary Sign requests submitted by Nick Jung, F Street OCLV, LLC, for the Lakeshore Commons development at 4005 E. Lake Vista Parkway with the following conditions:</p> <ol style="list-style-type: none"><li>1. That all relevant Code requirements and conditions of the Traditional Neighborhood Development Planned Unit Development (TND PUD) remain in effect.</li><li>2. That a maximum of (number) wayfinding/informational signs no larger than (maximum size/dimensions) are approved.</li><li>3. That all signs meet the minimum 10-foot setback requirement to the public rights-of-way and property lines (unless otherwise determined by the Plan Commission).</li><li>4. That Temporary Sign Permits with detailed locations are obtained for all non-construction fence-mounted signs prior to installation. One (1) permit may be issued for all wayfinding/information signs per construction phase.</li><li>5. That the temporary signs shall be removed by (date).</li></ol>

---

Owner(s):	F Street OCLV LLC
Tax Key(s):	868-9005-000
Lot Size(s):	34.519 ac
Current Zoning District(s):	Traditional Neighborhood Devel. (TND)

Overlay District(s):	PUD	N/A
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Wetlands:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Comprehensive      Mixed Use  
Plan:

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**Background:**

The Applicant is requesting approval of several temporary signs for the Lakeshore Commons development at 4005 E. Lake Vista Parkway. There are two (2) sign types being requested:

1. Sign A – Ground-mounted banners measuring 4'-0" (h) x 8'-0" (w) in five (5) locations. Each sign must meet Code requirements for setbacks and vision triangles.
2. Sign CFM – These are construction fence-mounted signs and wayfinding/informational signs in several locations. While the plan states that exact locations, sizes, and quantities are to be determined on as-needed basis, staff have made a recommendation for consideration below.

Plan Commissioners will note that Lakeshore Commons is a phased development anticipated to be under construction for the next several years. Since different areas will be under construction at different times, it is difficult to determine exact locations and display periods for each building construction site. Therefore, staff are recommending that the Plan Commission specify a maximum number and size for the wayfinding/information signs. Locations for the signs will be required to meet the minimum 10-foot setback from rights-of-way unless otherwise specified in by the Plan Commission.

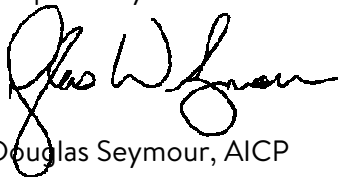
Staff would note that the four temporary development signs proposed for the intersection of Lake Vista Blvd and Breakwater Blvd appear to be excessive. Staff would also note concern regarding the open-ended duration proposed for this "temporary" signage.

With the above in mind, and recognizing that City staff will continue to work with the Applicant on permitting, staff has provided a suggested motion for approval with conditions above for Plan Commission consideration.

**Options/Alternatives:** The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

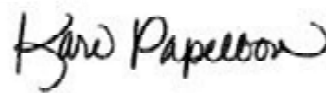
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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelon, CFM, AICP  
Senior Planner



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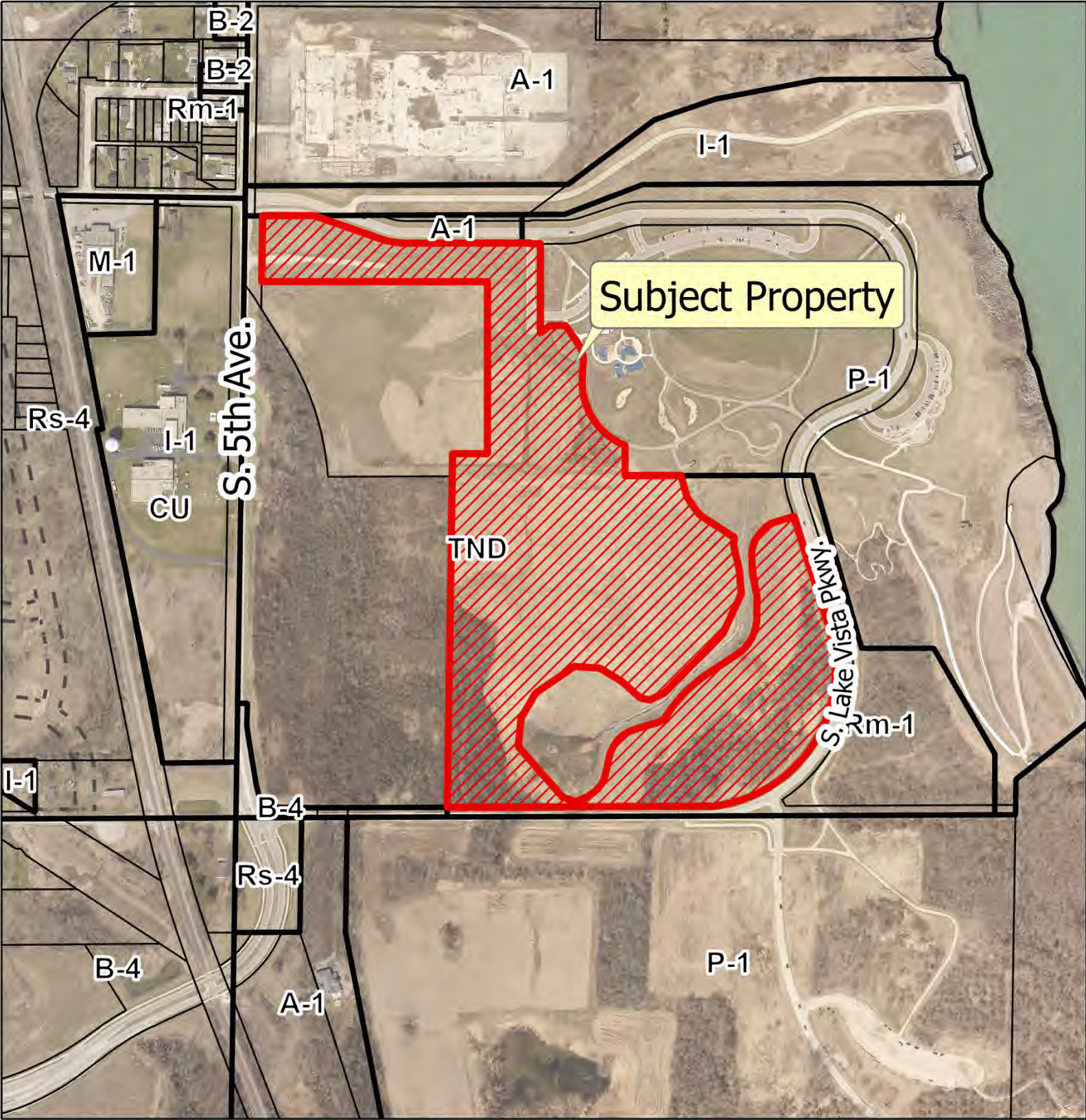
**Attachments:**

Location Map

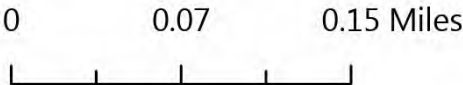
Temporary Sign Plan (1 page)

# Location Map

## 4005 E. Lake Vista Pkwy.



This map is not a survey of the actual boundary of the property this map depicts

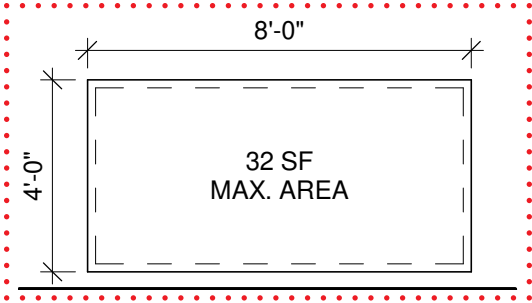


### Legend

- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- 4005 E. Lake Vista Pkwy.



# LAKESHORE COMMONS TEMPORARY SIGNAGE



## A SIGN A - EXAMPLE

TEMPORARY SIGNAGE.

MAXIMUM 32 SQUARE FEET AREA

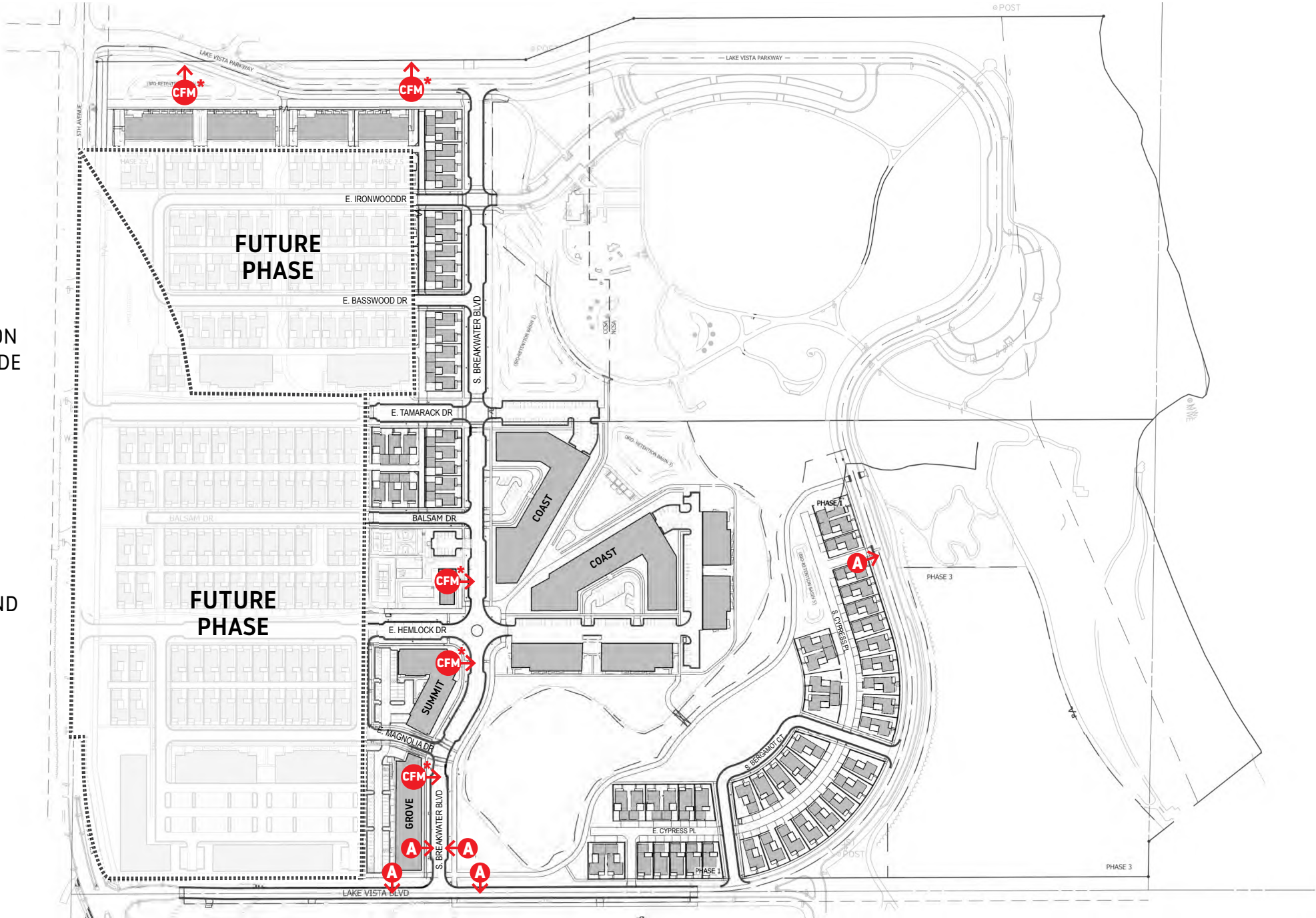
LOCATION APPROXIMATE - FINAL LOCATION TO BE INSET OF PROPERTY LINE & OUTSIDE OF TRAFFIC VISION TRIANGLES.

## CFM SIGN CFM

CONSTRUCTION FENCE MOUNTED SIGNAGE.

WAYFINDING / INFORMATION IN & AROUND CONSTRUCTION AREAS.

\* EXACT LOCATIONS, SIZES, AND QUANTITIES TO BE DETERMINED ON AN AS-NEEDED BASIS PER EACH EXISTING & FUTURE CONSTRUCTION SITE.







## PLAN COMMISSION REPORT

Proposal:	Certified Survey Map
Description:	Review of a Certified Survey Map request to divide and reconfigure the properties at 9970, 10020, and 10040 S. 10 <sup>th</sup> St. & 1850 W. Oakwood Rd.
Applicant(s):	John Schlueter, Frontline Commercial Real Estate
Address(es):	9970, 10020, and 10040 S. 10 <sup>th</sup> St. & 1850 W. Oakwood Rd. (5 <sup>th</sup> Aldermanic District)
<b>Suggested Motion:</b>	Please see the report below for decision procedure when considering the following motion.

That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by John Schlueter, Frontline Commercial Real Estate, for the properties at 9970, 10020, and 10040 S. 10<sup>th</sup> St. & 1850 W. Oakwood Rd. be approved with the following conditions:

1. That the Official Map is shown on the map prior to recording.
2. That all wetlands and delineation information are included on the map prior to recording.
3. That all easements are shown on the map prior to recording.
4. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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Owner(s):	RIDGEVIEW DRIVE, LLC & DEBRA J HAMILTON	
Tax Key(s):	926-9977-001, 926-9978-001, 926-9979-000, 926-9036-000	
Lot Size(s):	Lot 1 = 26.1509 ac; Lot 2 = 5.2924 ac (following reconfiguration)	
Current Zoning District(s):	M-1, Manufacturing	Rs-3, Single Family Residential
Overlay District(s):	PUD	

Wetlands: ☒ Yes ☐ NoFloodplain: ☐ Yes ☒ No

Comprehensive Plan: Single-Family Detached

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**Background:**

The Applicant is requesting recommendation of approval of a Certified Survey Map (CSM) dividing and reconfiguring the properties at 9970, 10020, and 10040 S. 10<sup>th</sup> St. & 1850 W. Oakwood Rd. As proposed, all of the 20<sup>th</sup> Street properties would be combined with approximately 3.5 acres from 1850 W. Oakwood Rd. Both properties will maintain conformance with bulk and dimensional requirements for each zoning district following the reconfiguration. However, the following revisions and processes must be completed prior to recording should the CSM be recommended for approval:

1. Official Map – Both properties currently have future public streets identified on the Official Map. The CSM must include the future street pattern or an Amendment through the local process must be completed. Typically, the Official Map Amendment process is required to be completed prior to review of a CSM as the amendment must be shown on the map.
2. Wetlands – Per CSM 8555, wetlands were delineated on portions of the proposed Lot 2. They, along with the Wetland Preservation Area Restrictions, are missing from this CSM.
3. Easements – The Water and Sewer Utility has indicated the need for an east-west Public Utility Easement on Lot 1 between the terminus of Ridgeview Dr. and 20<sup>th</sup> St. Existing easements that are identified to be relocated via separate documents must be recorded with the CSM, but do not require local approval.

Plan Commissioners will note that the Oakwood Road property is located in the Rs-3, Single-Family Residential zoning district. The portion that is to be included with Lot 1 must be rezoned for consistency with the 20<sup>th</sup> Street parcels. The rezone process can be completed separately from the CSM as the proposed lots meet district dimensional requirements.

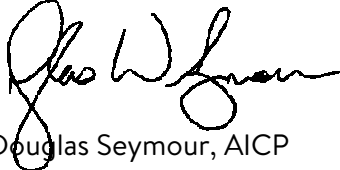
Below are two (2) options for Plan Commission consideration:

1. Hold – Should the Plan Commission determine that the Official Map Amendment process be completed prior to approval of the Certified Survey Map, a motion to hold would be appropriate.
2. Recommendation of Approval – Should the Plan Commission determine that the proposed request is acceptable, staff have provided a suggested motion for approval.

**Options/Alternatives:** The Plan Commission may hold, recommend Common Council approval of the proposed Certified Survey Map (CSM) with specified conditions, or recommend that the Common Council not approve of the proposed CSM. Should the proposal not be recommended for Council approval, Plan Commissioners must provide the criteria per Code upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. Disapproval will affect an anticipated development of the proposed Lot 1.

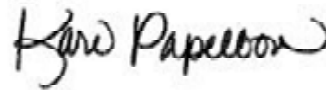
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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

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Attachments:

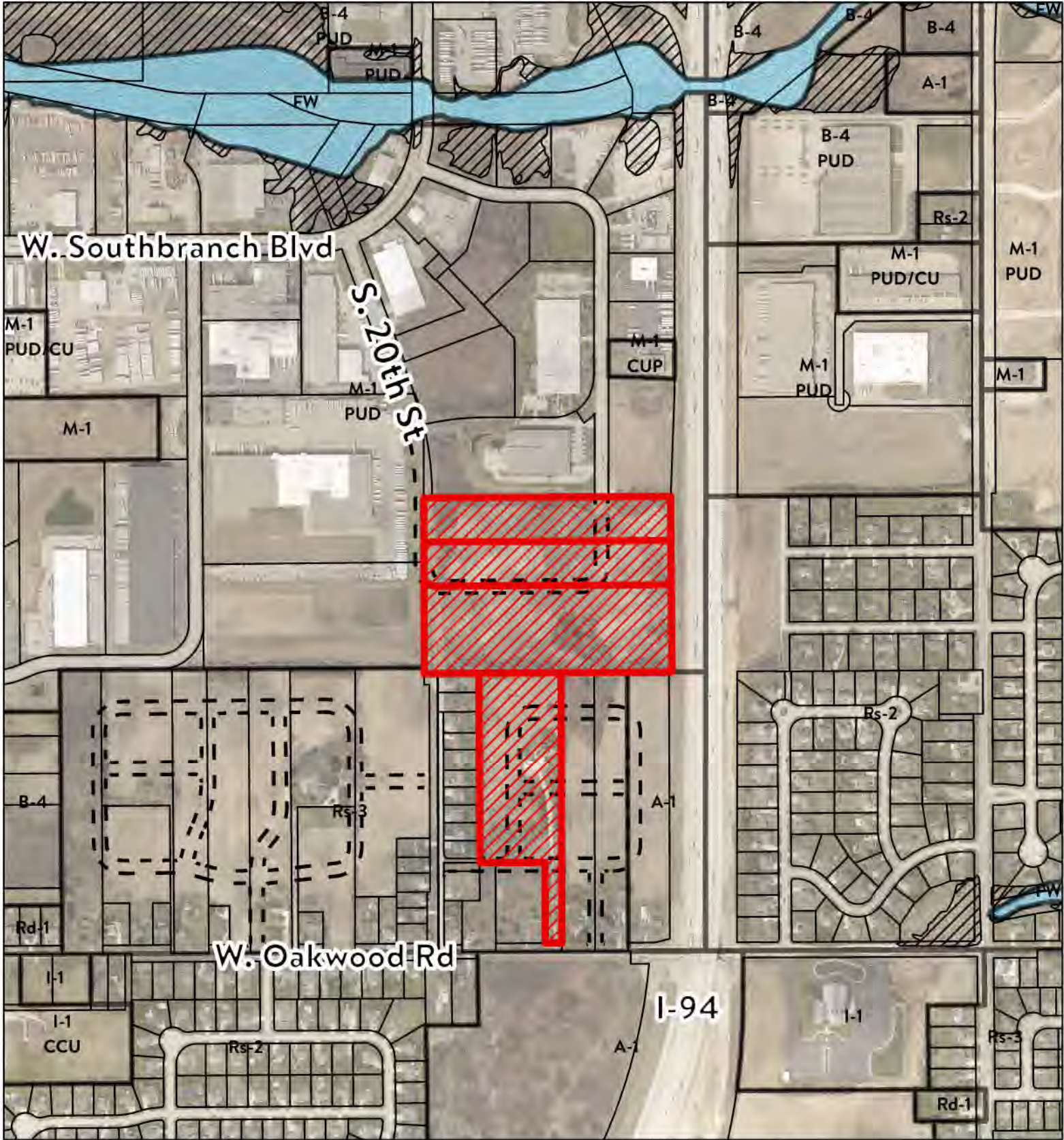
Location Map

Proposed CSM (4 pages)



# Location Map

## 9970, 10020, 10040 S. 20th St & 1850 W. Oakwood Rd



This map is not a survey of the actual boundary of any property this map depicts.

### Legend





CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8555; VACATED BLOCKS 1, 2, AND 3 IN OAK MANOR SUBDIVISION; VACATED LOIS LANE; VACATED DANIEL LANE; VACATED SOUTH 17TH STREET; AND VACATED SOUTH 20TH STREET; LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

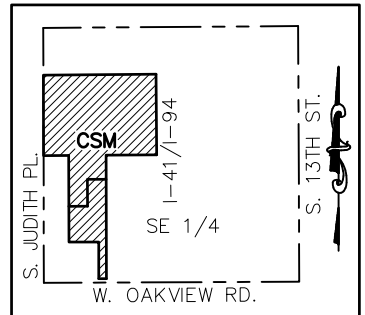
**SURVEYED FOR:**  
FRONTLINE COMMERCIAL  
REAL ESTATE  
7265 S. 1ST ST.  
OAK CREEK, WI 53154

**SURVEYED BY:**  
JSD PROFESSIONAL SERVICES INC  
W238N1610 BUSSE RD., STE. 100  
WAUKESHA, WI 53188

**WETLAND:**  
DELINEATED BY D. MEYER (ASSURED  
WDNR WETLAND DELINEATOR) OF  
WETLAND & WATERWAY CONSULTING,  
LLC, DATED OCTOBER 23, 2020.

**LEGEND:**

- 1" IRON PIPE FOUND  
& ACCEPTED
- 3/4" REBAR FOUND  
& ACCEPTED (OR SET)



**VICINITY MAP**

SE 1/4 SEC. 30-5-22  
SCALE: 1"=2000'

**NOTES:**

CERTIFIED SURVEY MAP NO. 8555 RECORDED ON OCT. 8, 2013 AT MILWAUKEE CO. REGISTER OF DEEDS OFFICE AS DOC. NO. 10301651.

OAK CREEK MANOR SUBDIVISION RECORDED ON MAY 16, 1958 AT MILWAUKEE CO. REGISTER OF DEEDS OFFICE AS DOC. NO. 3656643.

PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE OF FLOOD), PER FEMA MAP PANEL NO. 55079C0227E, MAP DATE SEPT. 26, 2008.

**BEARING BASIS:**

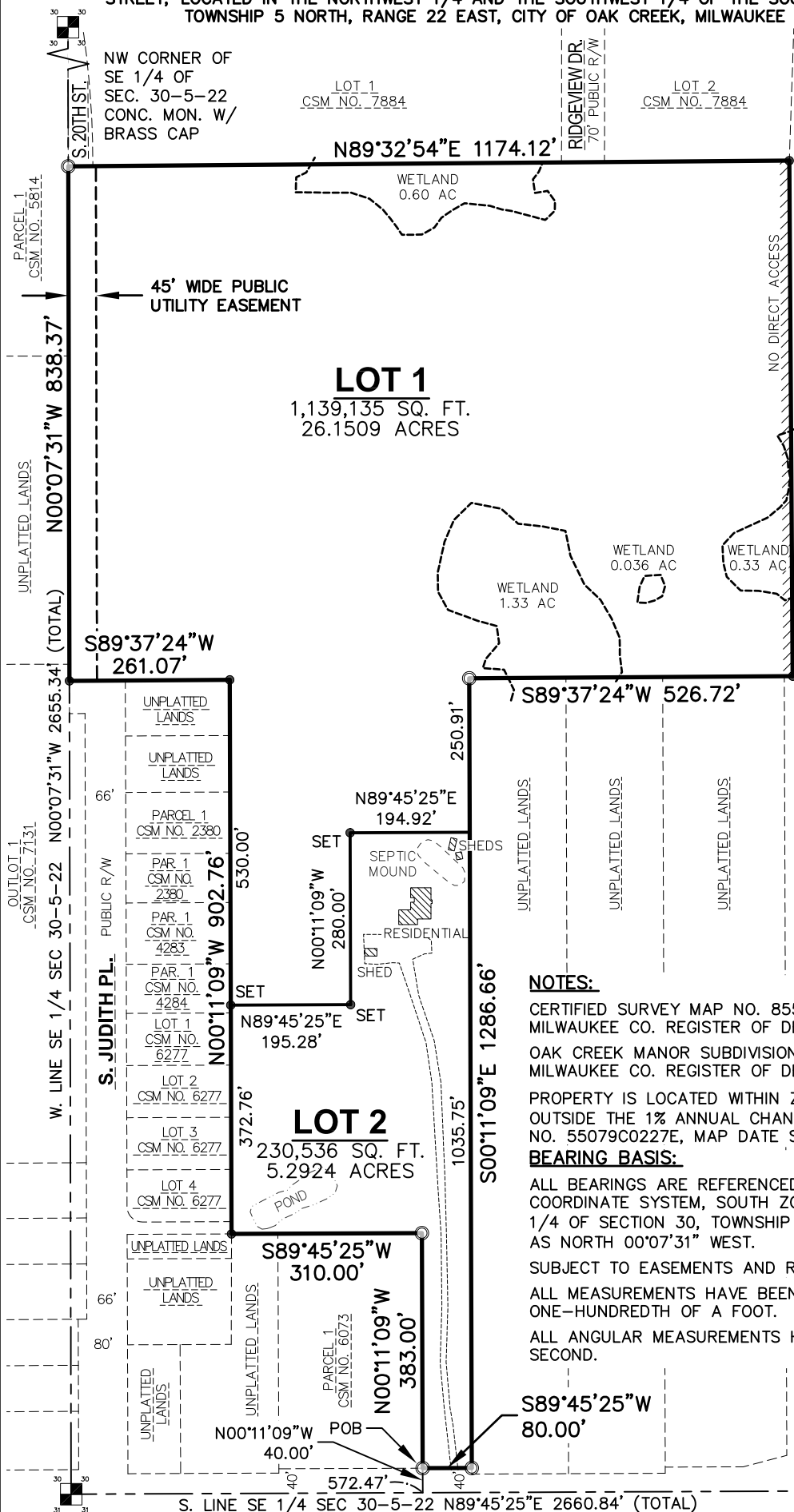
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, WAS USED AS NORTH 00°07'31" WEST.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

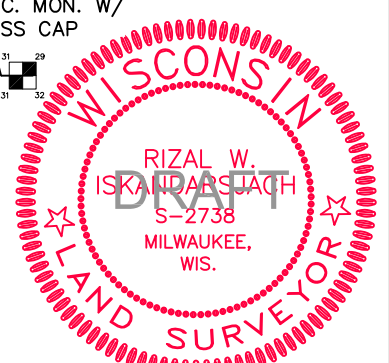
SE CORNER OF  
SE 1/4 OF  
SEC. 30-5-22  
CONC. MON. W/  
BRASS CAP



SW CORNER OF  
SE 1/4 OF  
SEC. 30-5-22  
CONC. MON. W/  
BRASS CAP  
N: 319,511.78  
E: 2,551,602.04



DATED THIS \_\_\_\_\_ DAY OF NOVEMBER, 2023  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738



CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8555; VACATED BLOCKS 1, 2, AND 3 IN OAK MANOR SUBDIVISION; VACATED LOIS LANE; VACATED DANIEL LANE; VACATED SOUTH 17TH STREET; AND VACATED SOUTH 20TH STREET; LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

S. 20TH ST.  
NW CORNER OF  
SE 1/4 OF  
SEC. 30-5-22  
CONC. MON. W/  
BRASS CAP

RIDGEVIEW DR.  
70' PUBLIC R/W

45' WIDE PUBLIC  
UTILITY EASEMENT

**LOT 1**

1,139,135 SQ. FT.  
26.1509 ACRES

1"=41' / 1"=94'  
PUBLIC R/W - WIDTH VARIES

**LOT 2**

230,536 SQ. FT.  
5.2924 ACRES

SEE DETAIL "A"

SEPTIC MOUND  
RESIDENTIAL  
SHED

POND  
D  
E

**LOT 1**

8.7'  
11.4'  
61.6'  
78.7'  
23.3'  
SEPTIC VENT  
SEPTIC MOUND  
SEPTIC VENTS  
RESIDENTIAL  
SHED  
DETAIL "A"  
SCALE: 1"=100'

**EXISTING EASEMENT KEY:**

- A. 12' INGRESS-EGRESS EASEMENT PER DOC. NO. 7958357. (TO BE VACATED/RELOCATED VIA SEPARATE DOCUMENT(S))
- B. BILLBOARD EASEMENT PER DOC. NO. 7958357.
- C. WISCONSIN ELECTRIC POWER CO. AND WISCONSIN TELEPHONE CO. EASEMENT PER DOC. NO. 3657837. (TO BE VACATED VIA SEPARATE DOCUMENT)
- D. POND EASEMENT PER CSM NO. 8555 (DOC. NO 10301651)
- E. 20' DRAINAGE EASEMENT PER CSM NO. 8555 (DOC. NO. 10301651)

SW CORNER OF  
SE 1/4 OF  
SEC. 30-5-22  
CONC. MON. W/  
BRASS CAP  
N: 319,511.78  
E: 2,551602.04



W. OAKWOOD RD.  
PUBLIC R/W - WIDTH VARIES

SE CORNER OF  
SE 1/4 OF  
SEC. 30-5-22  
CONC. MON. W/  
BRASS CAP



DATED THIS \_\_\_\_\_ DAY OF NOVEMBER, 2023  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

R:\2022\2211890\DWG\22-11890 CSM.dwg



BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8555; VACATED BLOCKS 1, 2, AND 3 IN OAK MANOR SUBDIVISION; VACATED LOIS LANE; VACATED DANIEL LANE; VACATED SOUTH 17TH STREET; AND VACATED SOUTH 20TH STREET; LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

[illegible]

DATED THIS                      DAY OF NOVEMBER, 2023

Rizal W. Iskandarsjach, P.L.S.  
Professional Land Surveyor, S-2738



R: 2022\2211890\DWG\22-11890 CSM.dwg

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8555; VACATED BLOCKS 1, 2, AND 3 IN OAK MANOR SUBDIVISION; VACATED LOIS LANE; VACATED DANIEL LANE; VACATED SOUTH 17TH STREET; AND VACATED SOUTH 20TH STREET; LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

FRONTLINE COMMERCIAL REAL ESTATE, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps.

# FRONTLINE COMMERCIAL REAL ESTATE

\_\_\_\_\_(sign) \_\_\_\_\_  
 \_\_\_\_\_(print) , \_\_\_\_\_(title) \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_

State of Wisconsin )  
 ) SS  
\_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, the above named \_\_\_\_\_, \_\_\_\_\_ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

\_\_\_\_\_(sign)  
\_\_\_\_\_(print)  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

This Certified Survey Map is hereby approved by the Plan Commission of the City of Oak Creek, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Dan Bukiewicz, Chairman	Date
-------------------------	------

Kari Papelbon, Secretary

Date

This Certified Survey Map is approved by the Common Council of the City of Oak Creek, on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_ by Resolution Number \_\_\_\_\_.

Dan Bukiewicz, Mayor	Date
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\_\_\_\_\_  
Catherine Roeske, City Clerk

\_\_\_\_\_  
Date

